1. OLD BUSINESS 09/10/2024

    Documents:

    OB 12.5 PEQUOT MAIN DWELLING.PDF
    12.5 PEQUOT STREET DEMO - MOVE SHED.PDF
    12.5 PEQUOT STREET DEMO - MOVE STUDIO.PDF
    12.5 PEQUOT PROPOSED POOL.PDF
    12.5 PEQUOT STREET GARAGE.PDF
    OB 1 OLD NORTH WHARF COTTAGE.PDF
    OB 126R MAIN ST SHED.PDF
    OB 20 MAIN ST SCONSET POOL.PDF
    OB 7 NORTH GULLY COLOR CHANGE.PDF

2. OLD BUSINESS 09/24/2024

    Documents:

    OB 50 HUMMOCK POND RD RELOCATE SKYLIGHT.PDF
    OB 6 MARIONS POOL.PDF
    OB 10 W DOVER NEW DWELLING.PDF
    OB 61 POCOMO RD ADDITION.PDF
    OB 3 EAGLES WING WAY SOLAR ROOF.PDF
    OB 14 MOORS END GARGAGE.PDF
    OB 20 OCEAN AVE HADSCAPING.PDF
    OB 26 SOMERSET LN MH.PDF
    26 SOMERSET NEW POOL.PDF
    OB 75 MAIN ST WALL DOOR WINDOW.PDF
    OB 15 MADAKET RD - SOLAR PACKAGE.PDF
    OB 39 MONOMOY RD POOL HARDSCAPE.PDF
    OB 4 MARINER WAY COMPLETE.PDF
    OB 4 MARINER WAY 1.PDF
    OB 4 MARINER WAY 2.PDF
    OB 4 MARINER WAY 3.PDF
    OB 6 MARINER WAY COMPLETE.PDF
    OB 6 MARINER WAY 1.PDF
    OB 6 MARINER WAY 2.PDF
    OB 6 MARINER WAY 3.PDF
    OB 10 SILVER ST HARDSCAPE.PDF
    OB 61 CENTER ST STAIRS.PDF
    OB 12 PILGRIM RD NEW DWELLING.PDF
    OB 12 PILGRIM RD NEW DWELLING EXTRA MATERIAL.PDF
    OB 48 YORK ST ADDITION.PDF

3. NEW BUSINESS 09/03/2024

    Documents:

    5 MATTAPOISETT DECK EXPANSIONS.PDF
    28 NORWOOD - NEW DWELLING.PDF
    60 NOBADEER AVE REV 2022-08-6878 ADD ROOF OVER WINDOW AND DOOR.PDF
    60 NOBADEER AVE HARDSCAPE.PDF
    25 NORTH PASTURE LN NEW MAIN DWELLING.PDF
    8 MAPLE LN NEW DWELLING.PDF
    5 CROWS NEST DOOR WINDOW REVISION.PDF

81 CLIFF GARAGE.PDF
81 CLIFF HARDSCAPE.PDF
76 ORANGE ST CURB CUT.PDF
28 ORANGE ST COLOR CHANGE CHIMNEY.PDF
12 NEW ST FENCE.PDF
19 FAIRGROUND MOVE FROM 2 NOBADEER WY.PDF
2 NOBADEER MOVE TO 19 FAIRGROUNDS.PDF
3 AUSTIN FARM RD POOL HARDSCAPE.PDF
7A NEW LANE SPA BLUESTONE STONEWALL FENCE.PDF
39A MILK ST SPA PATIO.PDF
16 POLLIWOG POND RD SPA.PDF
69 HUMMOCK POND RD SPA HARDSCAPE.PDF
32 HINSDALE RD SHED.PDF
14 MEADOW DOOR CHANGE.PDF
38 HOOPER FARM ALTERATIONS MOVE.PDF
134 MIACOMET RD CABANA.PDF
6B ARROWHEAD ADDITION.PDF
47 CROOKED LN GARAGE STUDIO.PDF
28 NONANTUM MOVE COTTAGE ON SITE.PDF
30 POCOMO NEW DRIVEWAY GATE.PDF
33 CLIFF RD COTTAGE MOVE OFF TO 11 EQUATOR DR.PDF
11 EQUATOR DR MOVE ON FROM 33 CLIFF.PDF
78 SKYLINE DR POOL.PDF
19 NOBADEER FARM DEMO.PDF
33 CLIFF DEMO MOVE OFF DWELLING.PDF
33 CLIFF RD DEMO MOVE GARAGE.PDF
20 DERRYMORE POOL FENCE.PDF
43A UNION ST DEMO GARAGE.PDF
38 CLIFF RD NEW DRIVEWAY.PDF
17 MILLER LN POOL.PDF
7 BREWSTER RD NEW DWELLING.PDF

4. NEW BUSINESS 09/17/2024

Documents:

14 AIRPORT RD HANGER 8 DOOR CHANGES.PDF
3 PAWGUVET HISTORIC DETERMINATION.PDF
46 ESSEX RD DRIVEWAY.PDF
50 WANOMA DEMO MOVE HOUSE.PDF
50 WANOMA NEW DWELLING.PDF
50 WANOMA RENEW COA 2021-08-4357 POOL HOUSE.PDF
50 WANOMA RENEW COA 2021-08- 4358 POOL.PDF
13 STARBUCK SHED.PDF
5 MAPLE LN COLOR CHANGE.PDF
8 AHAB SHED.PDF
14 HUMMOCK POND REV SHED.PDF
9 ORANGE REV DOOR.PDF
91 MAIN STREET REPAIRS.PDF
10 OLD NORTH WHARF ROOF.PDF
3 MANATOOK WY MOVE DEMO OUTBUILDING 1.PDF
3 MANATOOK WY MOVE DEMO OUTBUILDING 2.PDF
3 MANATOOK WY MOVE DEMO OUTBUILDING 3.PDF
68 FAIRGROUNDS GARAGE.PDF
2 FAWN LN REV CHIMNEY.PDF
3 POPS LN GARAGE DEMO.PDF
3 POPS LN MH DEMO.PDF
3 POPS LN MH.PDF
3 POPS LN GARAGE.PDF

3 POPS LN GH.PDF
3 POPS LN POOL.PDF
32 BUNKER RD ADDITION.PDF
8 MAPLE LN NEW GARAGE.PDF
44 DUKES RD ROOF.PDF
6 NOBADEER WAY ADD PORCH TO DECK.PDF
15 PINE CREST POOL.PDF
20 TAUTEMO ROOF.PDF
7 TWIN ST FENCE.PDF
19 MONOMOY REV 2024-04-10222 FEN CHANGE DECK CHANGE.PDF
32 BARTLETT SHED.PDF
26 QUIDNET CABANA.PDF
6 PLAINFIELD ROAD POOL.PDF
109 TOM NEVERS RD REV 9477.PDF
26 CLARENDON ADD RAILINGS.PDF
75 FAREGROUNDS NEW DWELLING.PDF
6 MARY ANN ADDITION.PDF
6 MARY ANN FENCE.PDF
TUCKERNUCK ROOF.PDF
29 BANK ST WINDOW REPLACEMENT.PDF
17 UNCATENA MAIN HOUSE ALTERATIONS.PDF
17 UNCATENA GARAGE ALTERATIONS.PDF
10 MARION DECK EXTENTION.PDF
3 SALROS WINDOWS.PDF
19 HOOPER FARM RD WINDOW WELLS.PDF
332 MADAKET RD MH REVISIONS TO COA.PDF
332 MADAKET RD 2ND DWELLING.PDF
25 SANKATY HEAD ALTERATIONS GUEST HOUSE.PDF
5 COFFIN STREET SIAS COTTAGE.PDF
3 RUDDER LANE REVS TO COA RETAIN FP PORCH.PDF
8 SCONSET AVE REMOVE ADDITION AND WALKDOWN FENESTRATION CHANGES AND EXTEND DORMER.PDF
8 SCONSET AVE POOL.PDF
4 STARBUCK RD REPLACEMENT EXISTING GARAGE.PDF
4 STARBUCK RD DEMO EXISTING GARAGE.PDF
65 POLPIS RD MOVE DWELLING ON FROM 19 NFR.PDF
20 BROAD ST NEW ACCESSIBILITY AND LIKE KIND CHIMNEY REPLACEMENT.PDF
224 POLPIS GARAGE.PDF
32 NORTH LIBERTY REVISIONS.PDF
44 SKYLINE DR MOVE ON FROM 20 GREGLEN AVE.PDF
20 GREGLEN MOVE OFF DWELLING TO 44 SKYLINE.PDF
15 BROAD ST ALTERATION.PDF

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 8.25/2024
	HDC Case Number (ie HDC2020-05-0265): Address : 12A pequot
	Copy of Minutes (application item circled)
	Reduced (8 ½ x 11) copy of application
	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
	One set reduced plans: 8 ½ x11
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: 2024 03 10176 B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number:2024 03 10176 B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant**.**

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 9.12.2024

Application # 2024 03 10176

CERTIFICATE NO: _____ NEW HOUSE DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines. Building with Nantucket in Mind prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 393 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 Pequot St.

Owner of record: Riverview Crossing LLC

Mailing Address: 869 Worcester St
Wellesley MA 02482

Contact Phone #: 781-254-7600 E-mail: BEHREND Consulting Architects.net

AGENT INFORMATION (if applicable)

Name: Michael Mckay

Mailing Address: 35 Bryant St
Dedham MA 02026

Contact Phone #: 617-966-6853 E-mail: Mike@Mckay Architects.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 90' Sq. Footage 1st floor: 2441
Width: 47' Sq. footage 2nd floor: 2040
Sq. footage 3rd floor: _____

Decks/Patio: Size: 12'x30' ☑ 1st floor ☐ 2nd floor
Size: 12'x32' ☑ 1st floor ☐ 2nd floor
15'x15' ATTIC 4'x15' SECOND FLOOR

Difference between existing grade and proposed finish grade: North 10" South 10" East 10" West 10"

Height of ridge above final finish grade: North 29'-10" South 29'-10" East 29'-10" West 29'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 18 /12 7/12 Secondary Mass ____/12 ____ Dormer ____/12 ____ Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☑ Leaders (material) COPPER

Leaders (material and size): COPPER 4" ROUND

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 10" Rake 8"W/6" Soffit (Overhang) 18" Corner boards NA Frieze 12"
Window Casing 5/4"x5" Door Frame 5/4x5 Columns/Posts: Round ____ Square 16" SQUARE

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other VINYL CLAD WOOD
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer PELLA

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD/GLASS Rear WOOD/GLASS Side ✓

Garage Door(s): Type WOOD Material WOOD

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

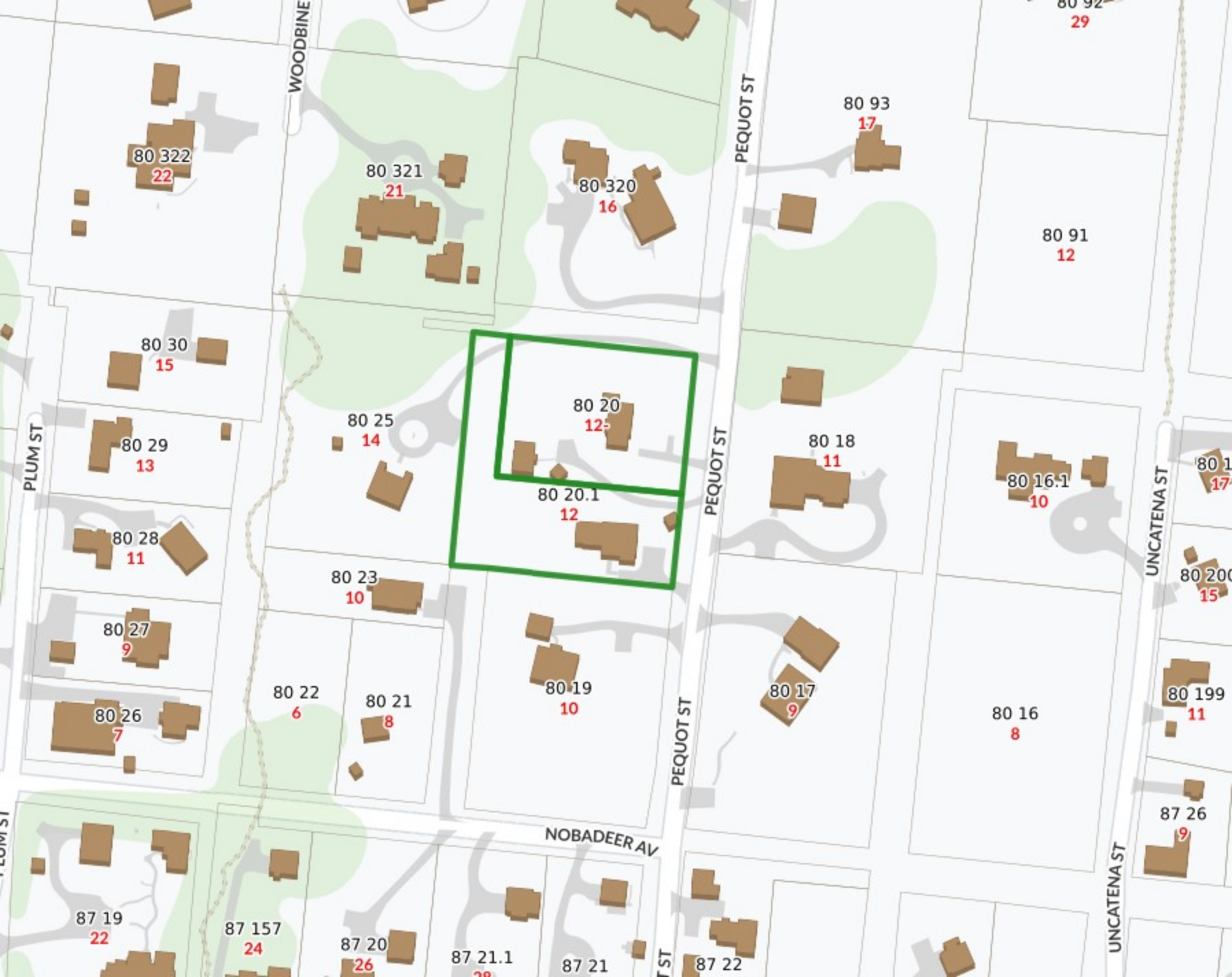
COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim WHITE Sash WHITE Doors WHITE
Deck _____ Foundation CONC. Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D Behrend Signed under penalties of perjury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PEQUOT ST
PLUM ST
UNCATENA ST
NOBADEER AV
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87 21.1
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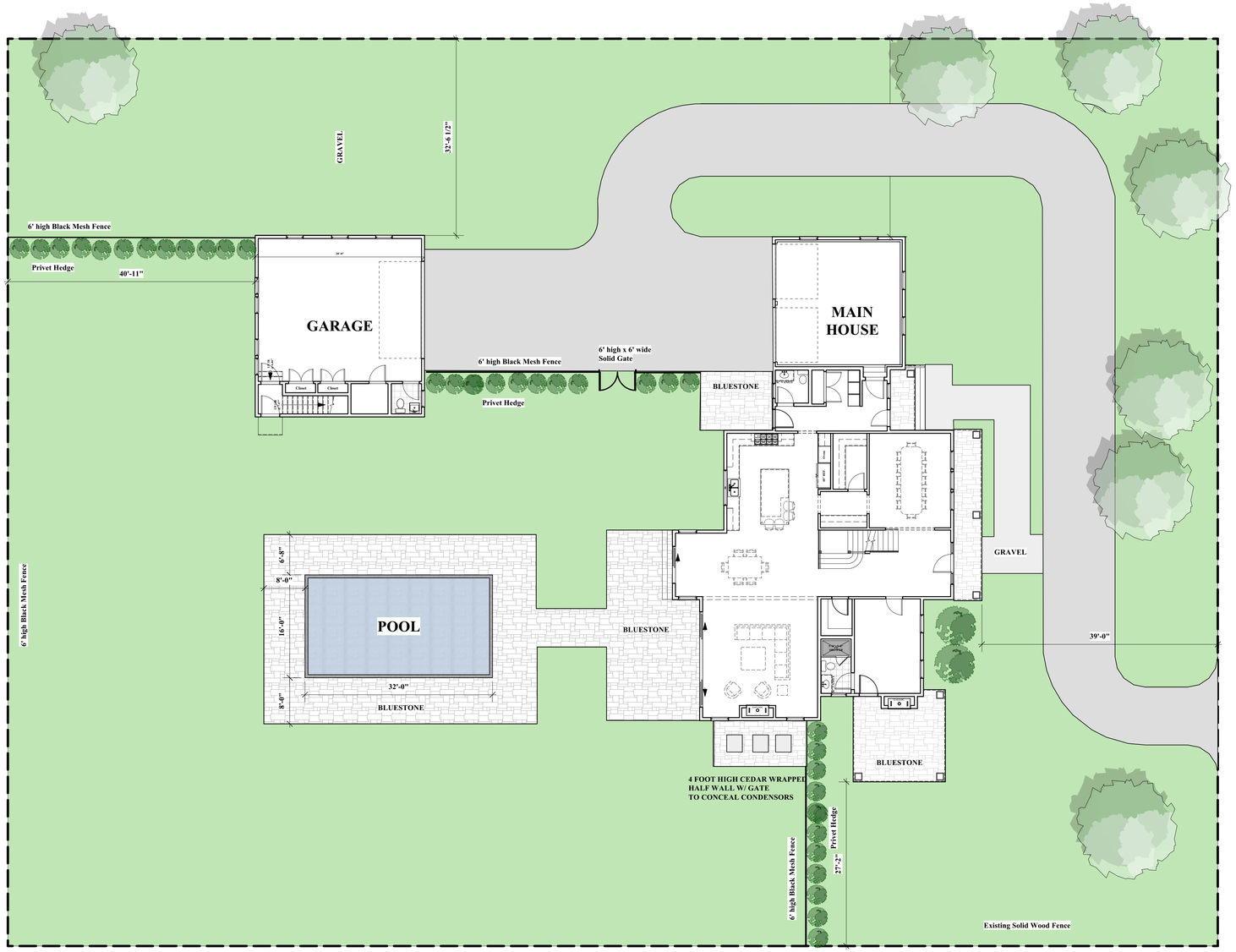
87 22

North

Weeweeder Avenue

Holly Street

Pequot Street



1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

4.9.2024

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission
5	05/06/2024	Front Elevation
6	05/15/2024	Elevations
7	07/18/2024	Revisions
8	08/19/2024	Revisions

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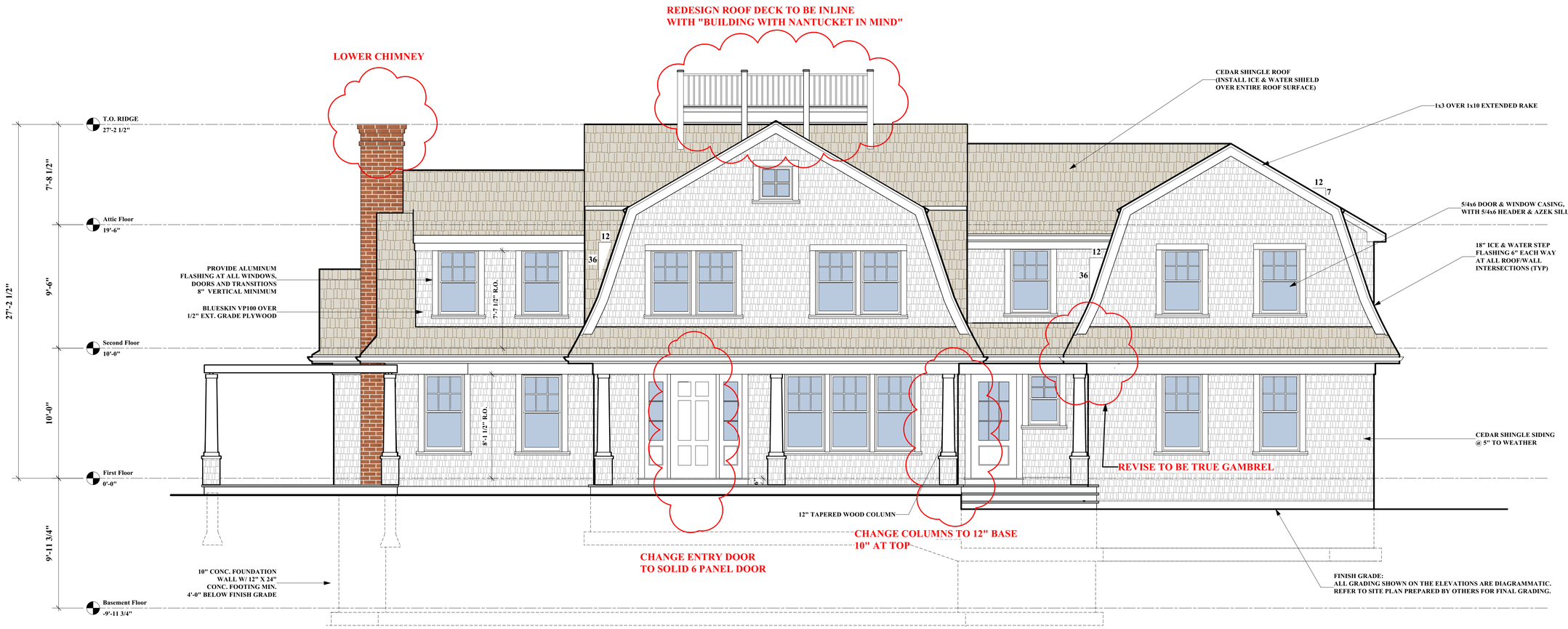
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Architectural Site Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1



1 / A-2.1 **East Elevation**
1/4" = 1'-0"

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East Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.1



ORIGINAL EAST ELEVATION



REVISED EAST ELEVATION

BEHREND
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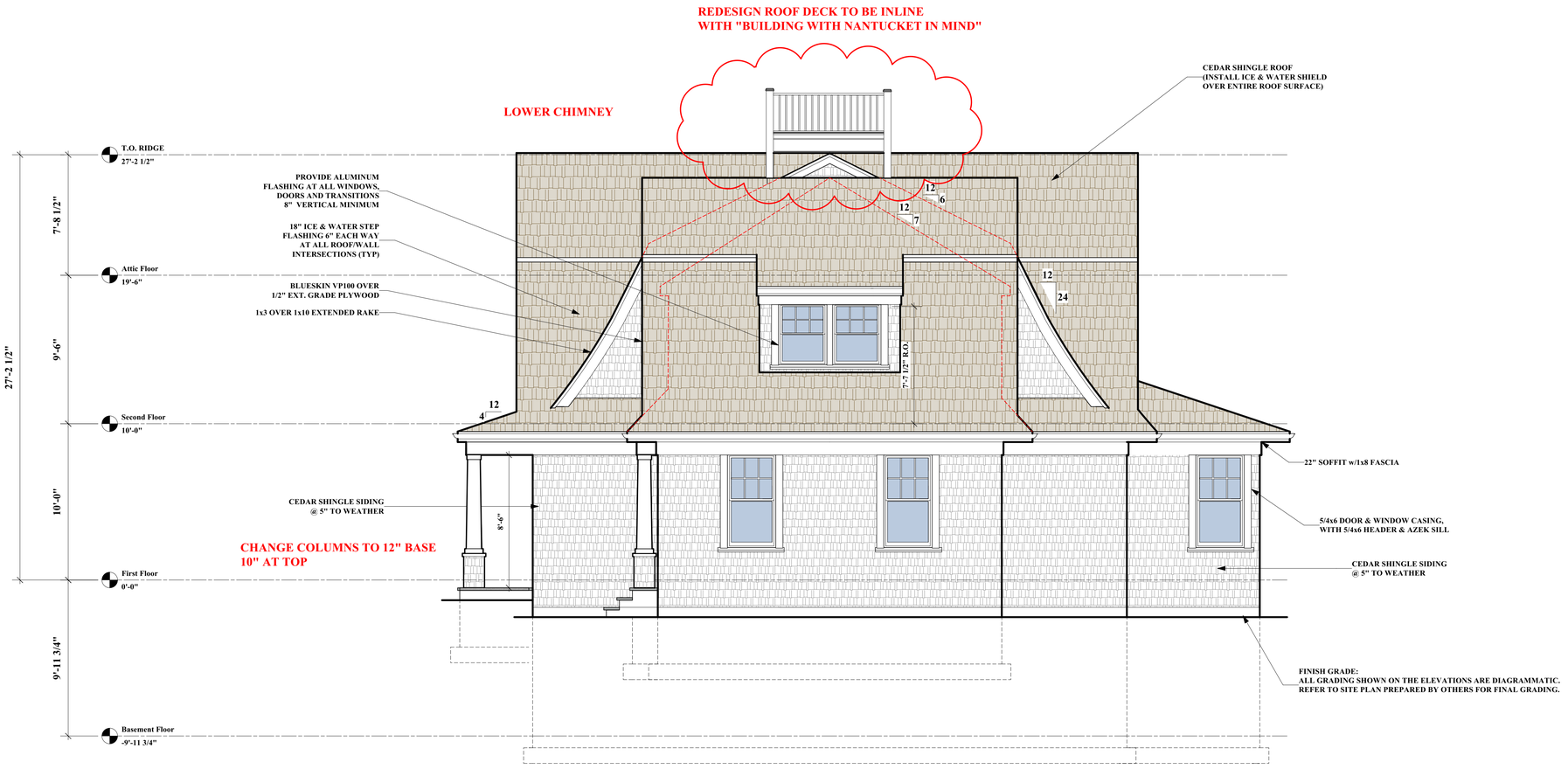
Comparison
East Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.1



1 / A-2.2 **North Elevation**
1/4" = 1'-0"

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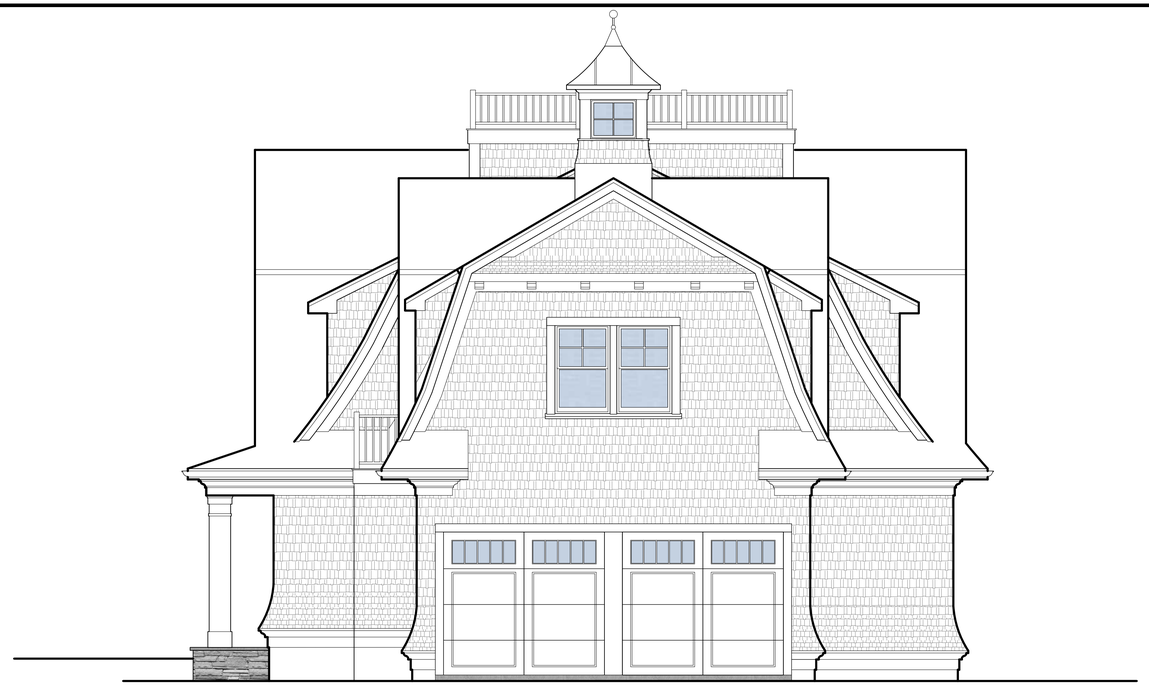
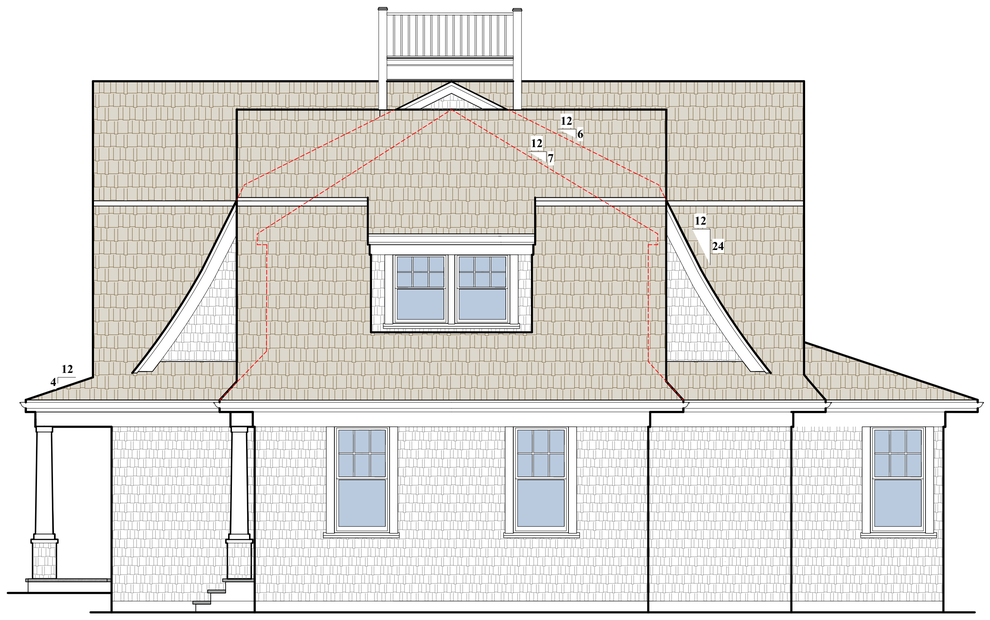
North Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.2



ORIGINAL NORTH ELEVATION



REVISED NORTH ELEVATION

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Comparison
North Elevation

JOB NO	
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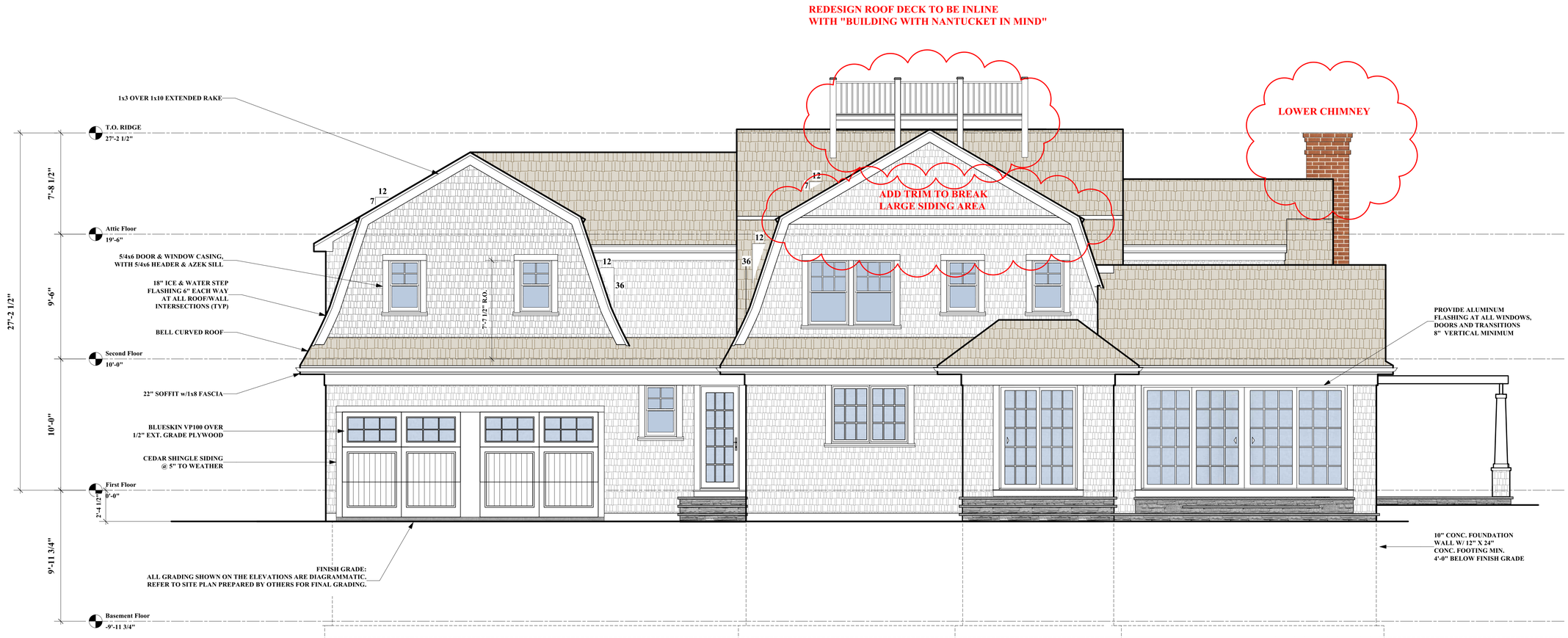
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.2



1 / A-2.3 **West Elevation**
1/4" = 1'-0"

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NANTUCKET, MA

OWNER

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West Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.3



ORIGINAL WEST ELEVATION



REVISED WEST ELEVATION

BEHREND
Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. RA 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission
5	05/06/2024	Front Elevation
6	05/15/2024	Elevations
7	07/18/2024	Revisions
8	08/19/2024	Revisions

OWNERSHIP & USE OF DOCUMENTS

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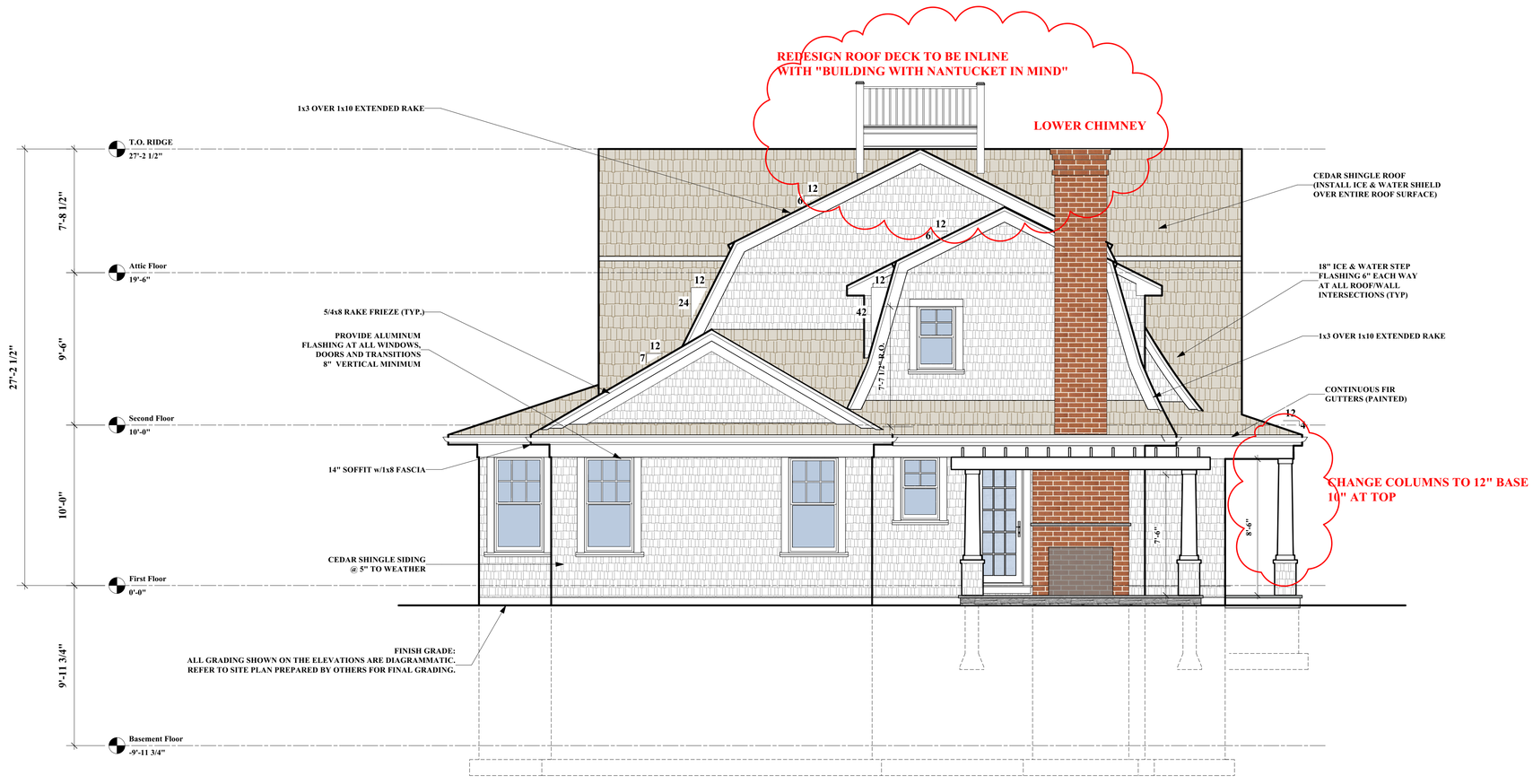
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Comparison
West Elevation

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.3



1 / A-2.4 **South Elevation**
1/4" = 1'-0"

BEHREND
Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

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South Elevation

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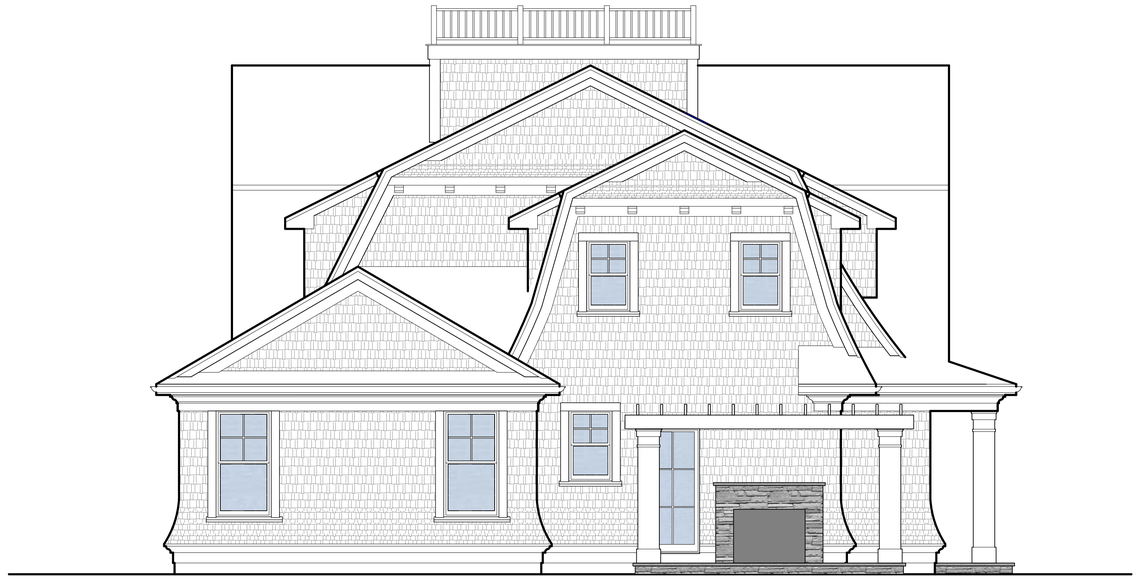
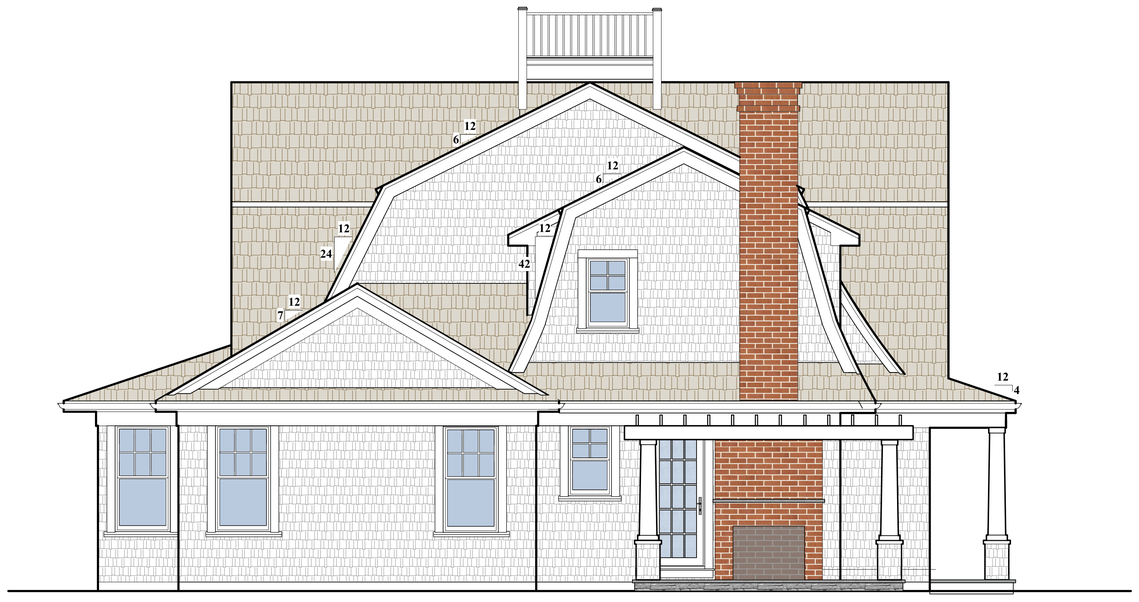
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-2.4



ORIGINAL SOUTH ELEVATION



REVISED SOUTH ELEVATION

BEHREND
Residence

12.5 Pequot Street
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OWNER

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Comparison
South Elevation

JOB NO	
DATE	11/13/2023
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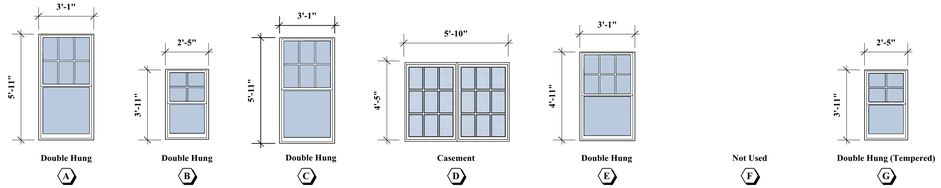
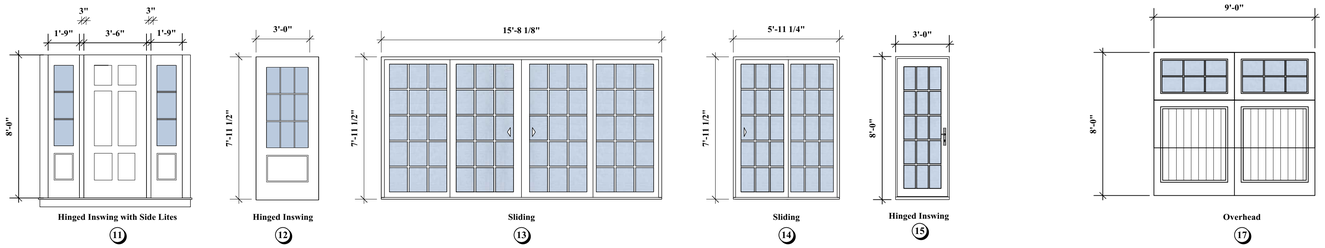
SCALE	AS NOTED

A-2.4

WINDOW / EXTERIOR DOOR SCHEDULE





SHOP DRAWINGS OF WINDOWS ARE TO BE PROVIDED PRIOR TO ORDERING.

ALL WINDOWS AND PATIO DOORS ARE TO BE MANUFACTURED BY PELLA WINDOWS OR OWNER APPROVED EQUAL. PROVIDE SIMULATED DIVIDED LITE PATTERNS AS INDICATED. ALL UNITS ARE TO BE WHITE CLAD. UNITS ARE TO HAVE 6 9/16" JAMB THICKNESS & WHITE HARDWARE WITH FACTORY PROVIDED SCREENS. INTERIOR OF UNIT IS TO BE FACTORY PRIMED WHITE. PATIO DOORS ARE TO HAVE LOCKING HARDWARE PROVIDED WITH SCREEN DOOR UNITS. ALL GLAZING IS TO BE LOW-E INSULATED GLASS WITH U-VALUE OF .28 OR BETTER.

DOOR SCHEDULE

DOOR NO.	LOCATION / TYPE	SIZE	DETAILS		REMARKS
			HEAD	JAMB	
1	INTERIOR / (TYP)	2'-8"x8'-0"	WOOD	WOOD	
2	INTERIOR / (TYP)	(2) 2'-6"x8'-0"	WOOD	WOOD	
3	INTERIOR / (TYP)	(2) 3'-0"x8'-0"	WOOD	WOOD	
4	INTERIOR / (TYP)	2'-8"x7'-0"	WOOD	WOOD	
11	EXTERIOR / FOYER	3'-6"x8'-0" w/21" Side Lites	WOOD	WOOD	
12	EXTERIOR / MUD ROOM	3'-0"x8'-0"	WOOD	WOOD	
13	EXTERIOR / FAMILY	16'-0"x8'-0"	WOOD	WOOD	SLIDING
14	EXTERIOR / BREAKFAST	6'-0"x8'-0"	WOOD	WOOD	SLIDING
17	EXTERIOR / GARAGE	9'-0"x8'-0"	WOOD	WOOD	GARAGE OVERHEAD
18	EXTERIOR / POOL HOUSE	3'-0"x7'-0"	WOOD	WOOD	OUT SWING
19	EXTERIOR / POOL HOUSE	6'-0"x7'-0"	WOOD	WOOD	SLIDING
20	EXTERIOR / MASTER BEDROOM	9'-0"x7'-0"	WOOD	WOOD	OUT SWING
21	EXTERIOR / BASEMENT ACCESS	2'-8"x7'-0"	WOOD	WOOD	
22	INTERIOR / GARAGE	2'-8"x8'-0"	WOOD	WOOD	"C" LABEL DOOR

NOTE:

SHOP DRAWINGS OF DOORS ARE TO BE PROVIDED PRIOR TO ORDERING.

BEHREND Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

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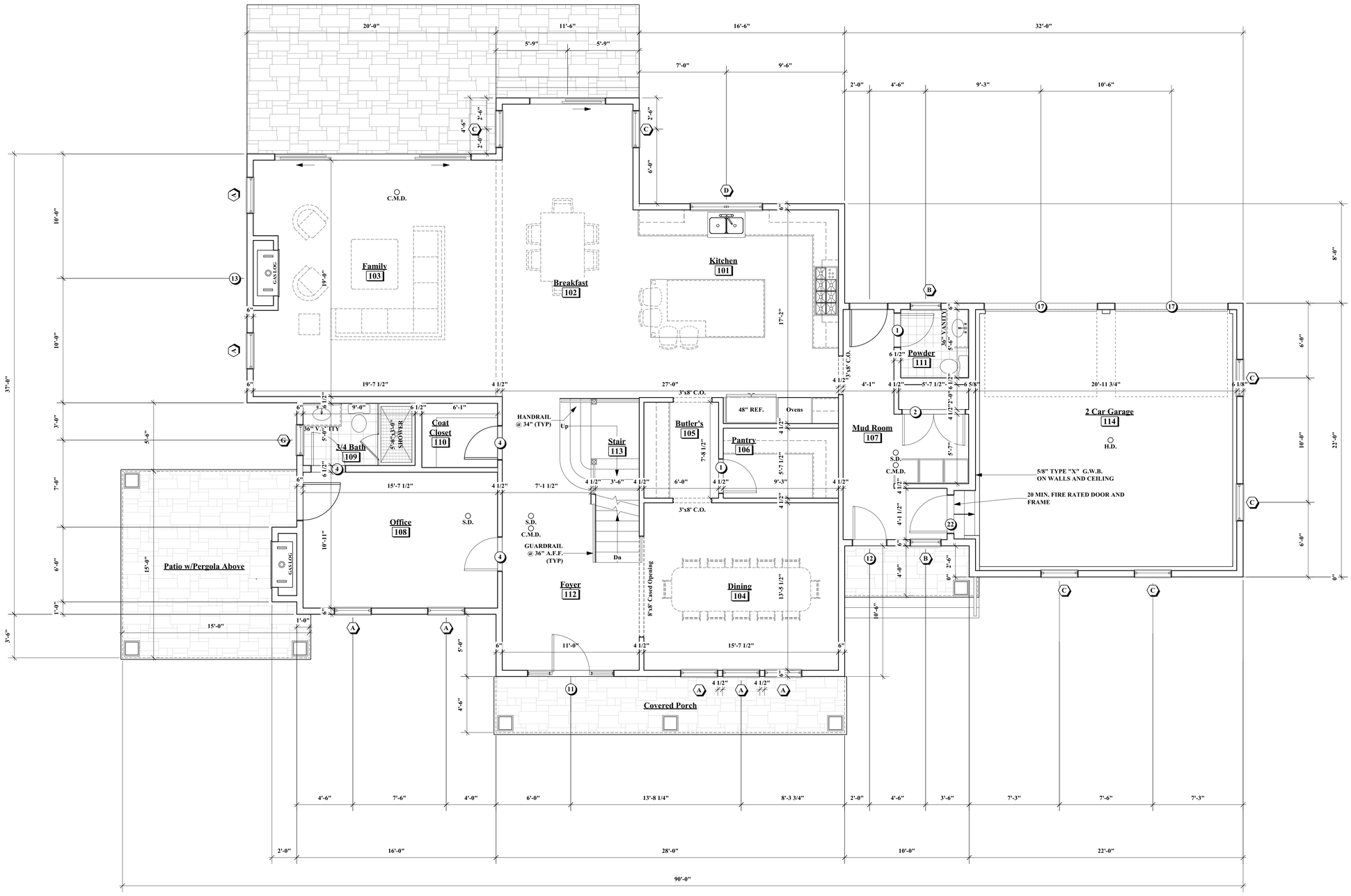
Door and Window Schedules

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-3.1



1 First Floor Plan
A-1.2 — 1/4" = 1'-0"

BEHREND Residence

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NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT — MICHAEL L. MCKAY — NO. AR 6947 — COMMONWEALTH OF MASSACHUSETTS

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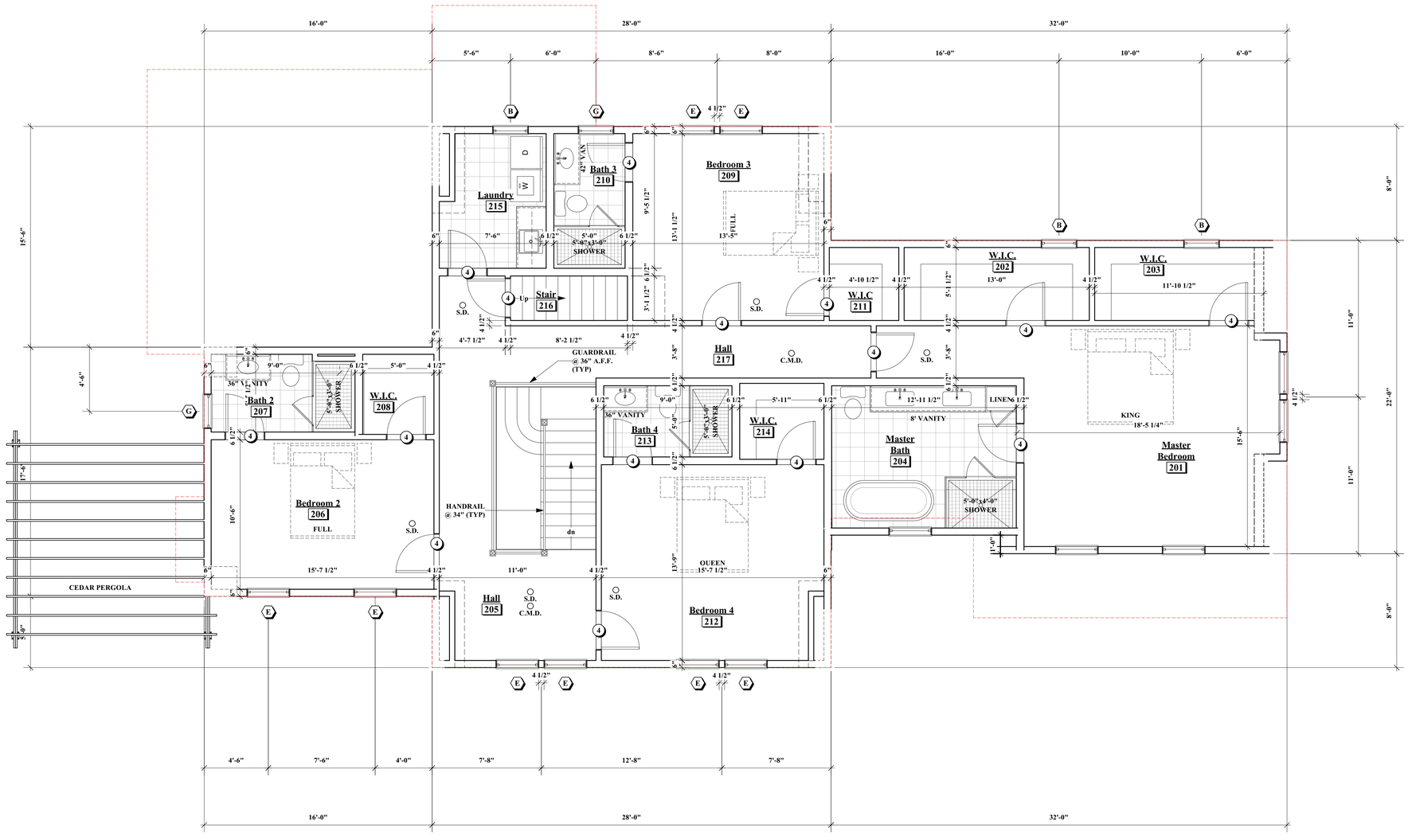
First Floor Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.2



1 / A-1.2 **Second Floor Plan**

1/4" = 1'-0"

BEHREND Residence

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NANTUCKET, MA

OWNER

mckay architects

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Dedham, MA 02026

p: 781.326.5400

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Second Floor Plan

JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

A-1.3

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement, and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 PEQUOT ST.

Owner of record: RIVERVIEW CROSSING, LLC

Mailing Address: 869 WORCESTER ST. WELLESLEY, MA

Contact Phone #: 7812547600 E-mail: BEHREM CONSTRUCTION@DEATON.NET

AGENT INFORMATION (if applicable)

Name: MICHAEL McKAY

Mailing Address: 35 BRYANT ST. DEDHAM, MA

Contact Phone #: 617-966-6880 E-mail: MIKE@MCKAYARCHITECTS.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DEMO/MOVE SHED

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40 Sq. Footage 1st floor: 800 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS: (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieza _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D Behrend Signed under penalties of perjury

3-13-2024

Dean Behrend

869 Worcester Street

Wellesley, MA 02482

Town of Nantucket

Historic District Commission

2 Fairgrounds Road

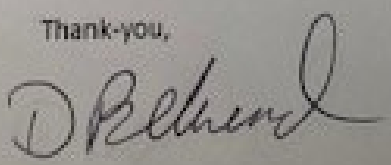
Nantucket, MA 02554

re: studio demo application

To whom it may concern,

This letter is to give a little history on the studio located at 12.5 Pequot Street Nantucket.
The shed is a One and a half story wood structure that was used in the summer for visits to the island
The family that owned it occasionally rented it out but it was primarily used for the family. I do have one person interested in moving this structure on island.

Thank-you,

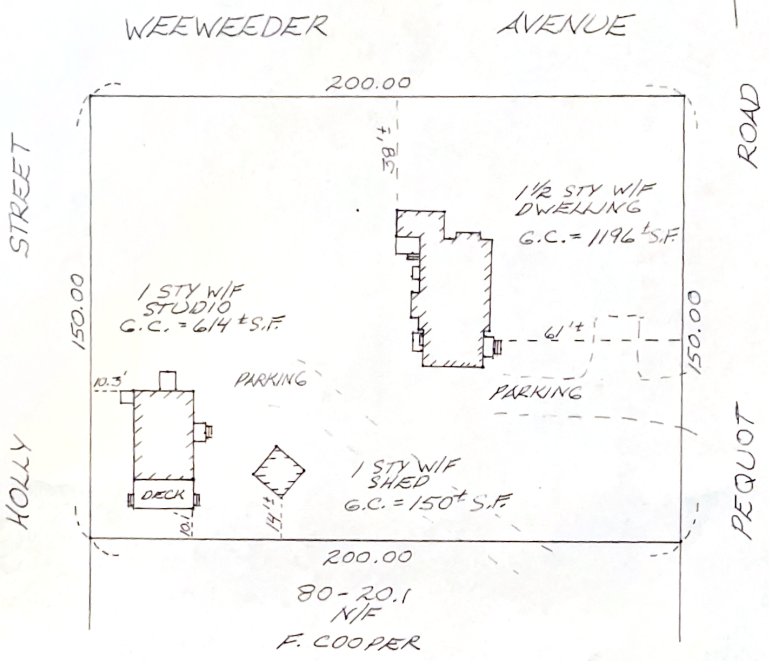


Dean Behrend

Owner

ZONING CLASSIFICATION: . . R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



I CERTIFY, AS OF : JULY 16, 2003 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS CHARLES W. HART REGISTERED LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

C:\JOBS\CWH\BLP



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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Street & Number of Proposed Work: 12.5 PERUSE ST.

Owner of record: 869 WORCESTER ST.

Mailing Address: WELLESLEY, MA

RIVERVIEW CROSSING LLC

Contact Phone #: 7812547600 E-mail: [illegible]

AGENT INFORMATION (if applicable)

Name: MICHAEL DEVLIN

Mailing Address: 35 BRYANT ST.

DEDHAM, MA 02026

Contact Phone #: 6179666850 E-mail: MIKE@PIPESTUDIO.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

OFFICE / MOCK STUDIO

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____

Width: _____ Sq. footage 2nd floor: _____

Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

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Original Date:

Original Builder:

REVISIONS: (describe)

1. East Elevation
2. South Elevation
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4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

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Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

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(Garage Door(s)): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

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Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

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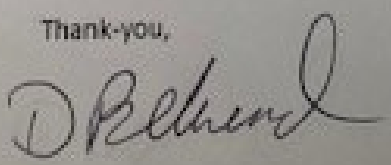
The family that owned it occasionally rented it out but it was primarily used for the family. I do have one person interested in moving this structure on island.

Thank-you,

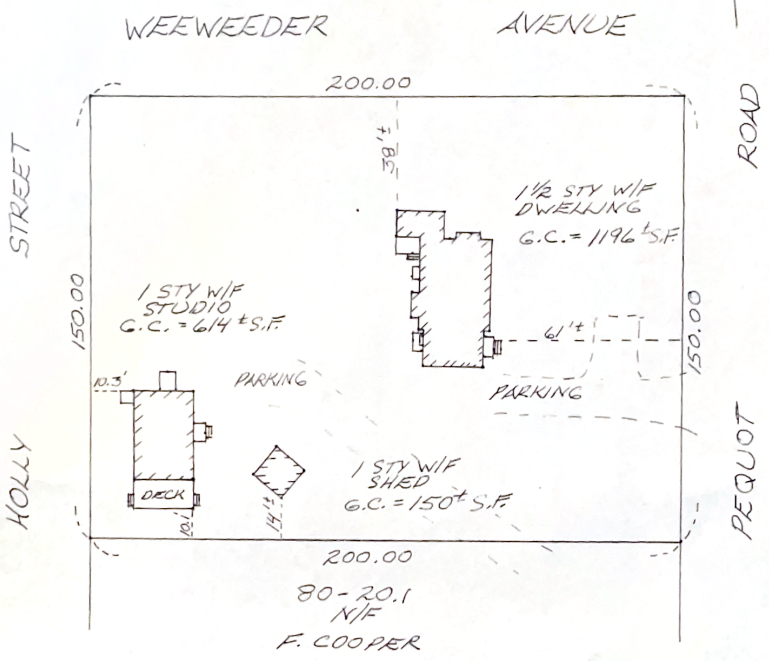


Dean Behrend

Owner

ZONING CLASSIFICATION: . . R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
REAR & SIDE S.B.:	10 FT.	"
GROUND COVER (%):	12.5%	"



I CERTIFY, AS OF : JULY 16, 2003 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS CHARLES W. HART REGISTERED LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

C:\JOBS\CWH\BLP


Studio
12.5 Pequot Street





CERTIFICATE NO. _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines. Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 Pequot St.

Owner of record: Riverview Crossing LLC

Mailing Address: 869 Worcester St
Wellesley MA 02482

Contact Phone #: 781-254-7600 E-mail: Behrend Construction @ Verizon, Net

AGENT INFORMATION (if applicable)

Name: Mike McKay

Mailing Address: 35 Bryant St
Dedham, MA 02026

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District R-2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 800 SF ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D. Behrend Signed under penalties of perjury

ZONING CLASSIFICATION: . . R-2

		EXISTING:
MIN. AREA:	20,000 S.F.	30,000 ± S.F.
MIN. FRONTAGE:	25 FT.	SEE PLAN
FRONT YARD S.B.:	30 FT.	"
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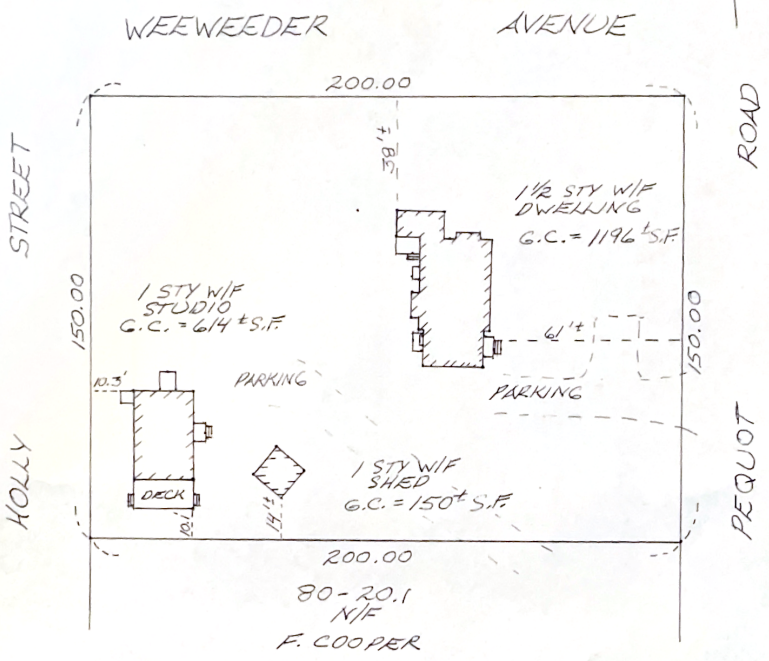

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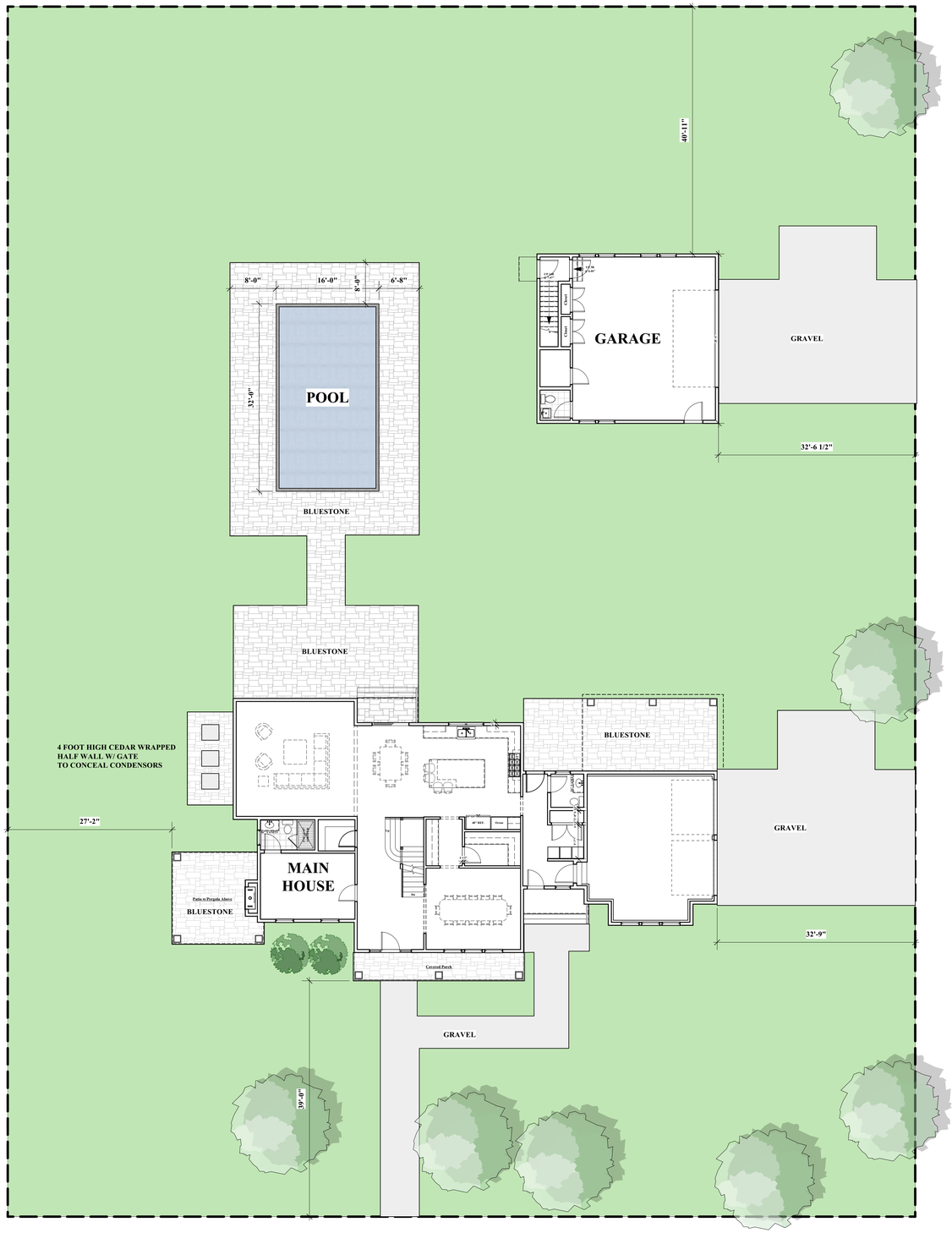
H-6130

C:\JOBS\CWH\BLP



Pequot Street

1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

BEHREND
Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission

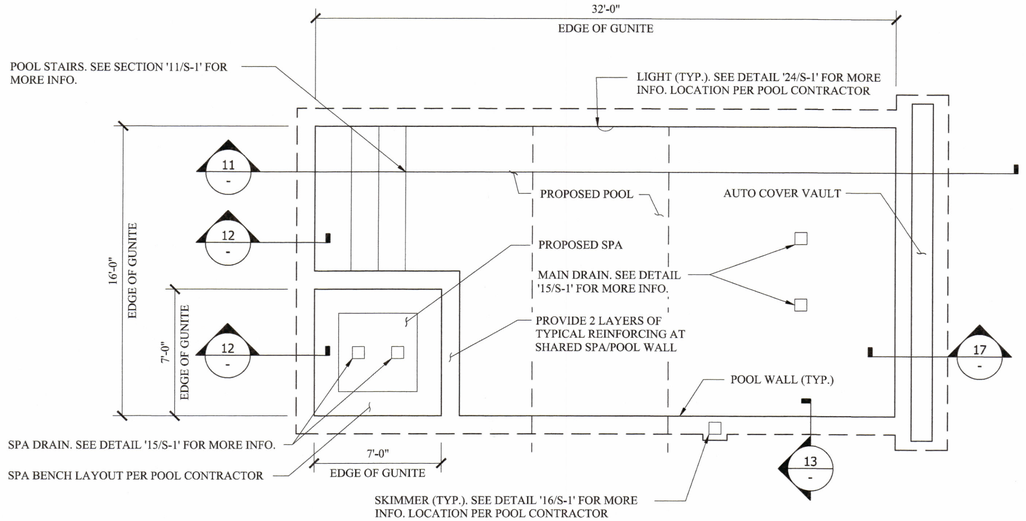
OWNERSHIP & USE OF DOCUMENTS

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

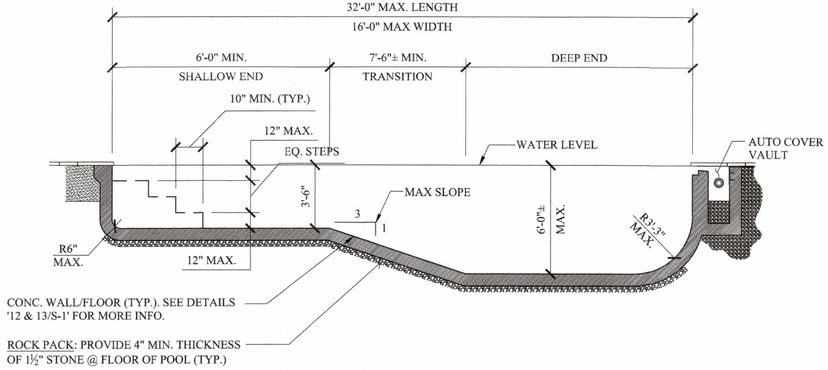
JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1

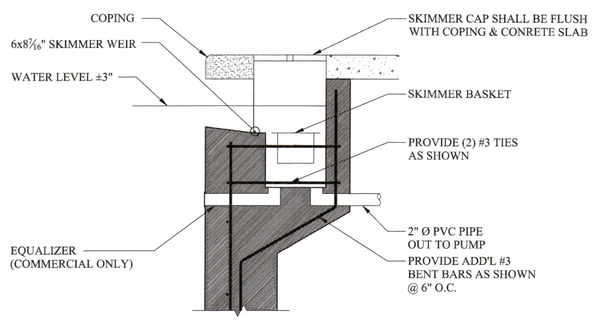


NOTE: SEE ENVIORMENTAL POOL SUBMITTAL FOR ADDITIONAL INFORMATION. SKIMMER, DRAIN, LIGHTS, ETC. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY ACTUAL LOCATIONS PER CONTRACTOR

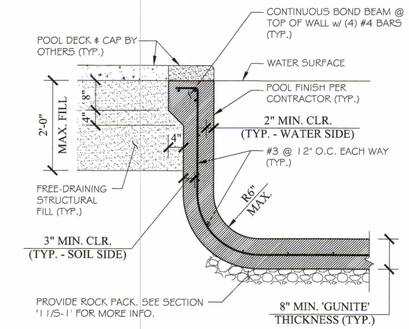
10 POOL PLAN
APPROX. SCALE: 1/4" = 1'-0"



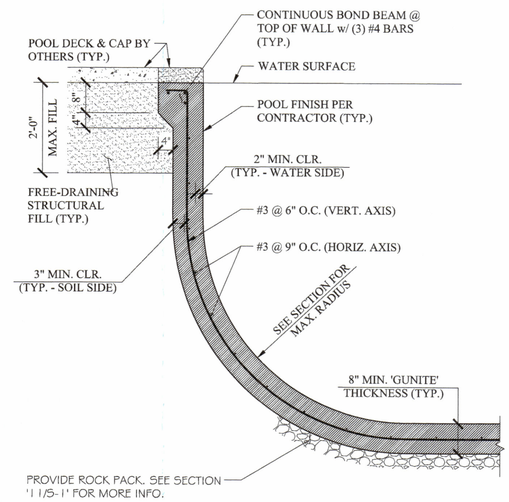
11 POOL SECTION
APPROX. SCALE: 1/4" = 1'-0"



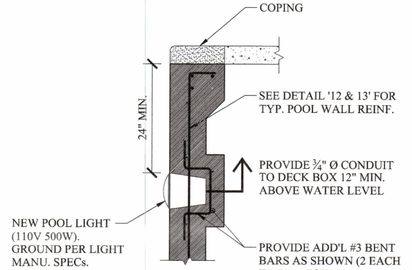
16 SKIMMER SECTION
APPROX. SCALE: N.T.S.



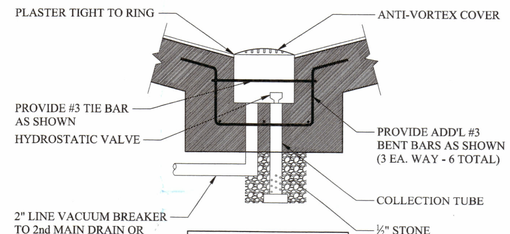
12 TYP. LOW WALL DETAIL
APPROX. SCALE: 5/8" = 1'-0"



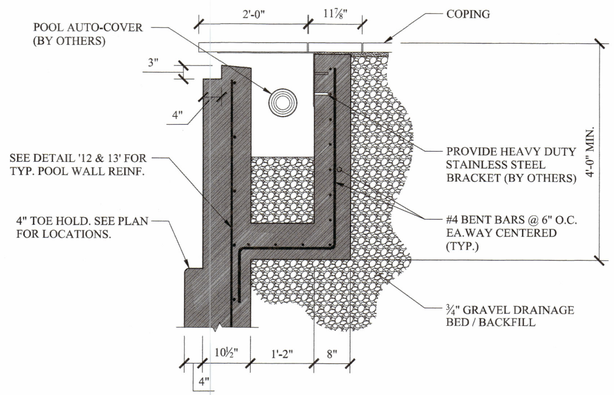
13 TYP. HIGH WALL DETAIL
APPROX. SCALE: 5/8" = 1'-0"



14 POOL LIGHT DETAIL
APPROX. SCALE: N.T.S.



15 MAIN DRAIN DETAIL
APPROX. SCALE: N.T.S.



17 AUTO COVER VAULT SECTION
APPROX. SCALE: 3/4" = 1'-0"

NOTES:

1. FOR ADDITIONAL POOL INFORMATION SEE POOL SUBMITTAL FILE BY THE POOL INSTALLER.
2. POOL TO BE CONSTRUCTED IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE, SECTION R326.
3. POOL STRUCTURE TO BE CONSTRUCTED ON UNDISTURBED PROOFROLLED NONORGANIC AND NON-EXPANSIVE SOIL WITH A MINIMUM BEARING ALLOWABLE OF 3000 PSF AND A MIN. 4" LAYER OF 1½" COMPACTED STONE. ALL WORK TO BE IN COMPLIANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI-318-14.
4. SKIMMER, MAIN DRAIN, POOL LIGHT & RELATED DETAILS @ POOL STRUCTURE TO BE DESIGNED BY OTHERS AS REQ'D.
5. THE SHAPE AND DIMENSIONS OF THE POOL MAY BE ALTERED WITH THE FOLLOWING CAVEATS:
   A. THE MAXIMUM LENGTH WILL BE 32'-0".
   B. THE MAXIMUM WIDTH WILL BE 16'-0".
   C, THE SHAPE MAY BE RECTANGULAR OR IRREGULAR.
   D. THE DEPTH SHALL NOT EXCEED 6'-0".
   E. THE RADIUSES SHOWN FOR THE DEEP END AND SHALLOW END SHALL BE AS SHOWN BUT MAY BE INTERPOLATED TO DEPTH.
   F. THE PITCH FROM THE SHALLOW END TO THE DEEP END SHALL NOT EXCEED THE PITCH SHOWN.
6. THE POOL CONSTRUCTION IS TO BE IN FULL COMPLIANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE, SECTION R326. LISTED IN THE 2015 INTERNATIONAL POOL AND SPA CODE ARE THE ADDITIONAL STANDARDS THAT WILL BE ADHERED TO, INCLUDING BUT NOT LIMITED TO THE FOLLOWING. AG104.1-ANSI/NSPI-3, STANDARD FOR PERMANENTLY INSTALLED SPAS.AG103.1-ANSI/NSPI-5, STANDARD FOR RESIDENTIAL IN-GROUND SWIMMING POOLS.AG106.1-ANSI/APSP-7, STANDARD FOR SUCTION ENTRAPMENT AVOIDANCE IN SWIMMING POOLS, WADING POOLS, SPAS, HOT TUBS AND CATCH BASINS.AG103.3-ASCE/SEI-24, FLOOD RESISTANT DESIGN AND CONSTRUCTION.AG105.2, AG105.5-STM F 1346, PERFORMANCE SPECIFICATION FOR SAFETY COVERS AND LABELING REQUIREMENTS FOR ALL COVERS FOR SWIMMING POOLS, SPAS AND HOT TUBS.AG105.2-UL-2017, STANDARD FOR GENERAL-PURPOSE SIGNALING DEVICES AND SYSTEMS

THE ENGINEER'S STAMP ON THIS DRAWING QUALIFIES THE STRUCTURAL DESIGN ONLY AND ASSUMES THAT THE FOUNDATION/FOOTING BEARING SURFACE IS UNDISTURBED, OR PROPERLY COMPACTED, NON-ORGANIC SOIL WITH A MINIMUM BEARING ALLOWABLE OF 3000 PSF AND THAT ALL CONSTRUCTION WILL BE PERFORMED BY QUALIFIED CRAFTSMEN IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS BUILDING CODE. ALL DIMENSIONS AND ELEVATIONS ARE FOR DESIGN AND REFERENCE PURPOSES ONLY AND SHOULD BE VERIFIED AND APPROVED BY THE OWNER, CONTRACTOR AND FRAMER. ON SITE VERIFICATION OF CONSTRUCTION IS LIKELY REQUIRED. IT IS THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY TO EMPLOY PHELAN ENGINEERING TO PERFORM ON SITE VERIFICATION IF REQUIRED OR DESIRED. IT IS ALSO THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT TIMELY NOTIFICATION OF THE PROJECT PROGRESS IS PROVIDED SO THAT ADEQUATE ON SITE ENGINEER PRESENCE IS OBTAINED. LIABILITY IS SEVERELY DIMINISHED IF ENGINEER ON SITE VERIFICATION IS NOT PERFORMED. IN ADDITION, NOTHING IN THIS STATEMENT RELIEVES THE CONTRACTOR OF HIS/HER RESPONSIBILITY REGARDING THE PROVISIONS OF 780 CMR 107.

COMMONWEALTH OF MASSACHUSETTS
WILLIAM M. PHELAN
STRUCTURAL
NO. 41931
REGISTERED PROFESSIONAL ENGINEER
9-21-20

DESIGN & PLANNING

REVISIONS		
NO	DATE	DESCRIPTION

PHELAN ENGINEERING
STRUCTURAL & CIVIL CONSULTANTS
76 CARLISLE ROAD
WESTFORD, MA
TEL. (978) 256-4014

PROJECT

SWIMMING POOL ENVIORMENTAL POOLS

HAFLEY RESIDENCE
100 BRISTOL ROAD
WELLESLEY, MA

SCALE: AS NOTED

DO NOT SCALE OFF DRAWING

DATE: 09/21/2020

DRAWING TITLE

POOL PLAN, SECTIONS, AND DETAILS

CONSTRUCTION DRAWINGS

DRAWING NUMBER

20277-S-1


Proposed Pool
12.5 Pequot Street



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1972, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°: 20

Street & Number of Proposed Work: 12.5 PEQUOT ST.

Owner of record: 869 WORCESTER ST

Mailing Address: Wellesley, MA 02482

RIVERVIEW Crossing LLC

Contact Phone #: 781-254-7640 E-mail: [illegible] Net

AGENT INFORMATION (if applicable)

Name: MICHAEL McKAY

Mailing Address: 35 BRYANT ST

DEDHAM, MA 02026

Contact Phone #: 617-966-6850 E-mail: MIKE@MCKAY ARCHITECTS.Net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

GARAGE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30" Sq. Footage 1st floor: 840 Decks/Patio: Size: 5x14' ☐ 1st floor ☑ 2nd floor

Width: 28" Sq. footage 2nd floor: 840 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 10" South 10" East 10" West 10"

Height of ridge above final finish grade: North 22' South 22' East 22' West 22'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 6 /12 Secondary Mass ____/12 Dormer ____/12 Other _____

Roofing material: ☐ Asphalt ☐ 3-Tab ☐ Architectural ☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 3" COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 10" Rake 8/6" Soffit (Overhang) 18" Corner boards 5/4x6" Frieze 10"

Window Casing 5/4x5 Door Frame 5/4x5 Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other VINYL CLAD WOOD

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD/SLEEP Rear _____ Side _____

Garage Door(s): Type WOOD Material WOOD

Hardscape materials: Driveways STONE Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL

Trim WHITE Sash WHITE Doors WHITE

Deck _____ Foundation CONC Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/14/2024 Signature of owner of record D Pelmont Signed under penalties of perjury

ZONING CLASSIFICATION: . . R-2

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MIN. FRONTAGE:	25 FT.	SEE PLAN
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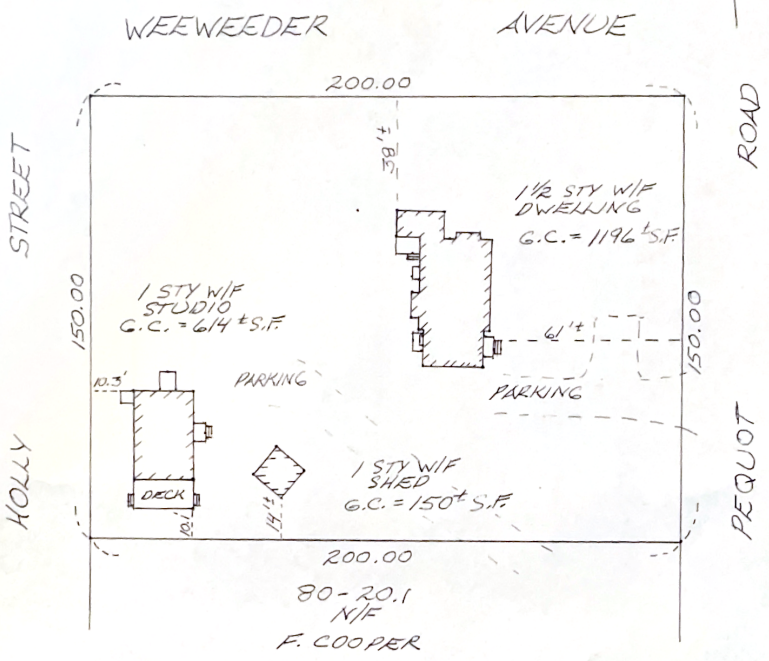


I CERTIFY, AS OF : JULY 16, 2003 , THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS CHARLES W. HART REGISTERED LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

ASSESSOR MAP: . 80 . . , PARCEL: . 20 . .

NOT TO BE RECORDED.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1" = 40' DATE: JULY 16, 2003

Owner: . FAITH. COOPER . . . . . LOT 2

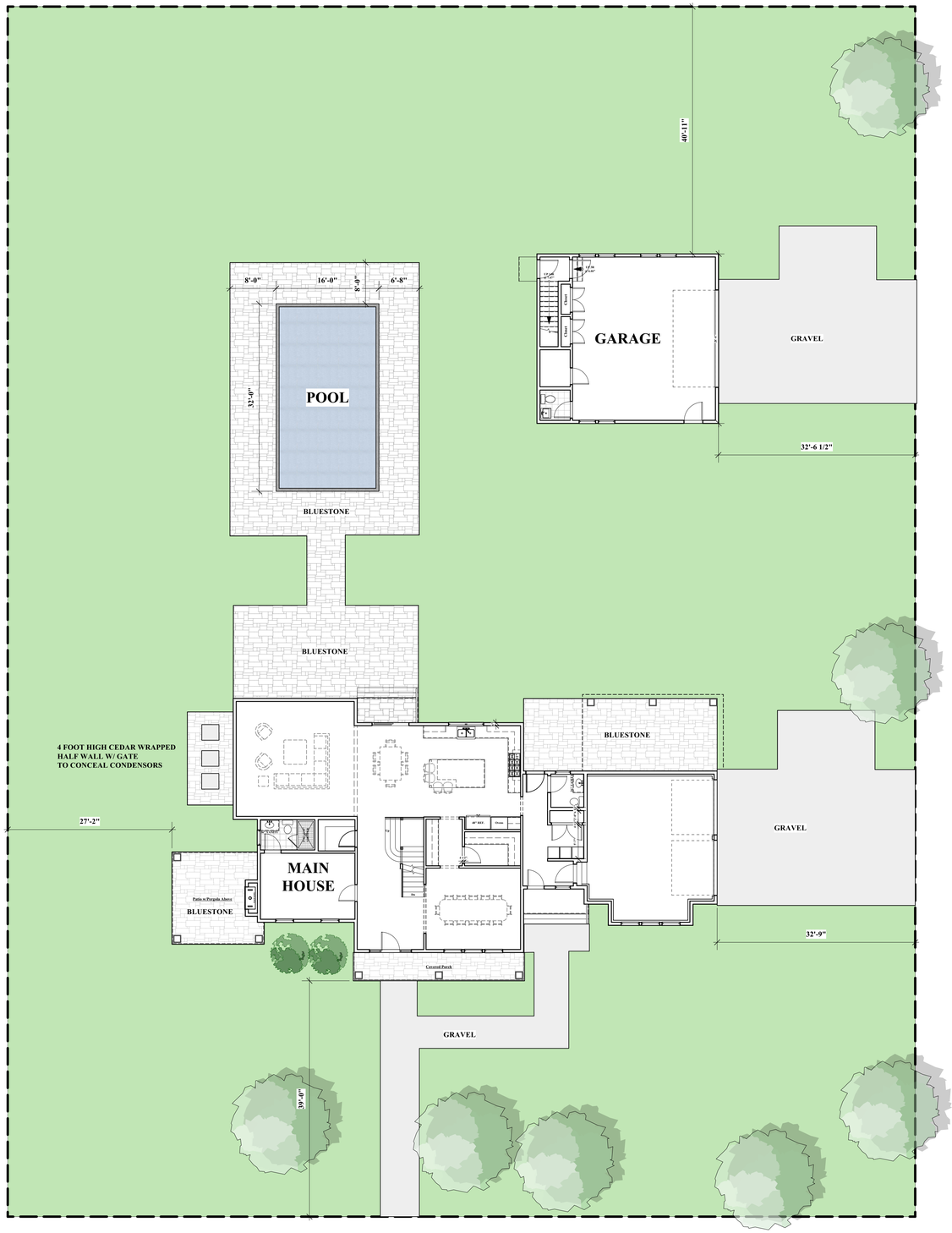
Deed: BK. 134. PG. 262 Plan BK. 25. PG. 98

Locus . 12 - PEQUOT . STREET.

CHARLES W. HART & ASSOCIATES, Inc.
SANFORD BOAT BUILDING
49 SPARKS AVENUE
NANTUCKET, MASS. 02554
(508) 228-8910

H-6130

C:\JOBS\CWH\BLP



Pequot Street

1 / L-1.1 **Architectural Site Plan**
1" = 10'-0"

BEHREND
Residence

12.5 Pequot Street
NANTUCKET, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. McKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE
1	10/13/2023	First Draft
2	10/19/2023	Second Draft
3	11/19/2023	Historical Submission
4	03/14/2024	Historical Submission

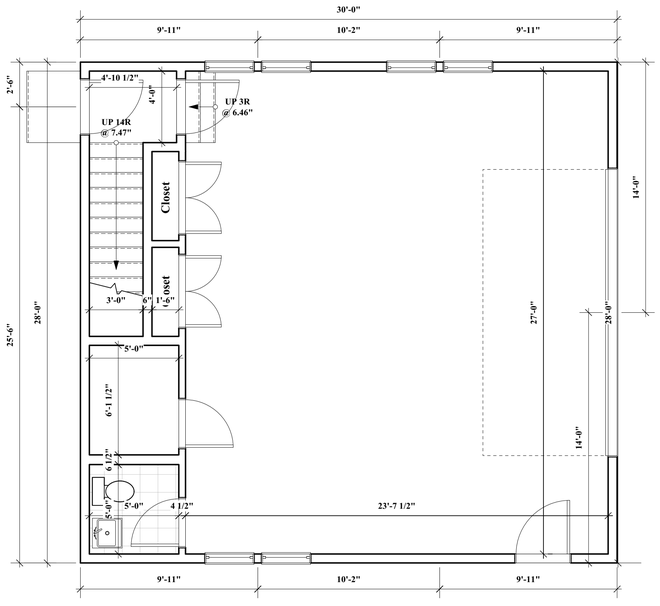
OWNERSHIP & USE OF DOCUMENTS

These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.

Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

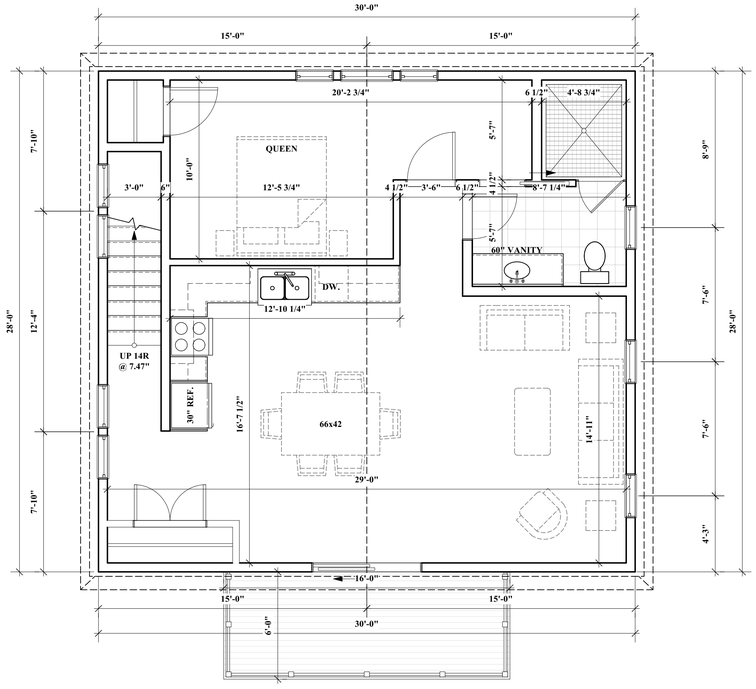
JOB NO	
DATE	11/13/2023
DWG BY	JB
CKD BY	MLM
SCALE	AS NOTED

L-1.1



1 A-1.1 **First Floor Plan**

1/4" = 1'-0"



2 A-1.1 **Second Floor Plan**

1/4" = 1'-0"

Garage Structure

12.5 Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net



REV #	DATE	ISSUANCE

OWNERSHIP & USE OF DOCUMENTS

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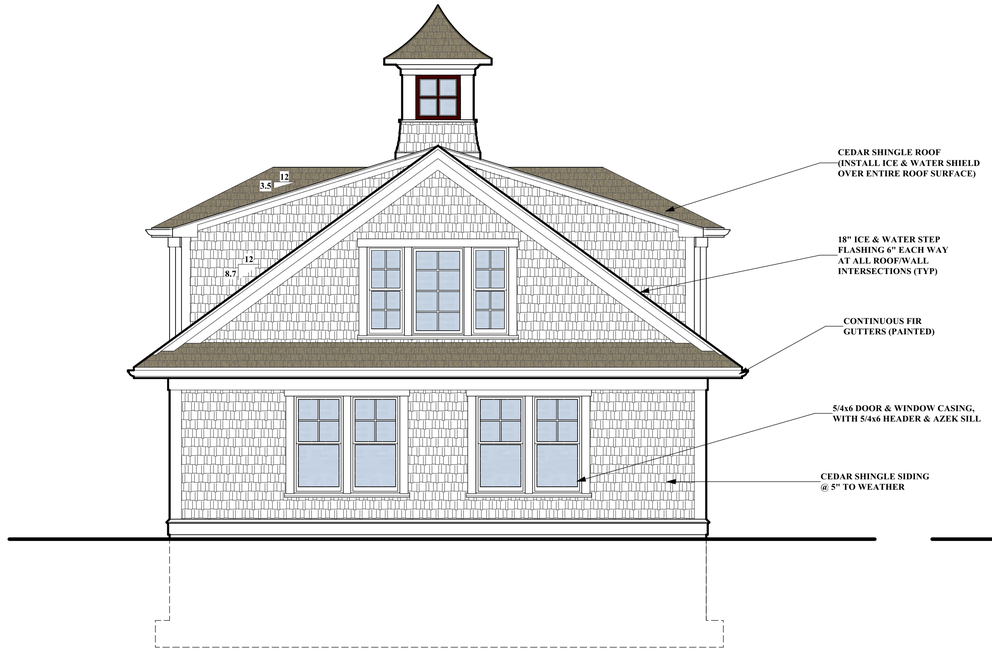
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Detached Garage Floor Plans

JOB NO	
DATE	03.14.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

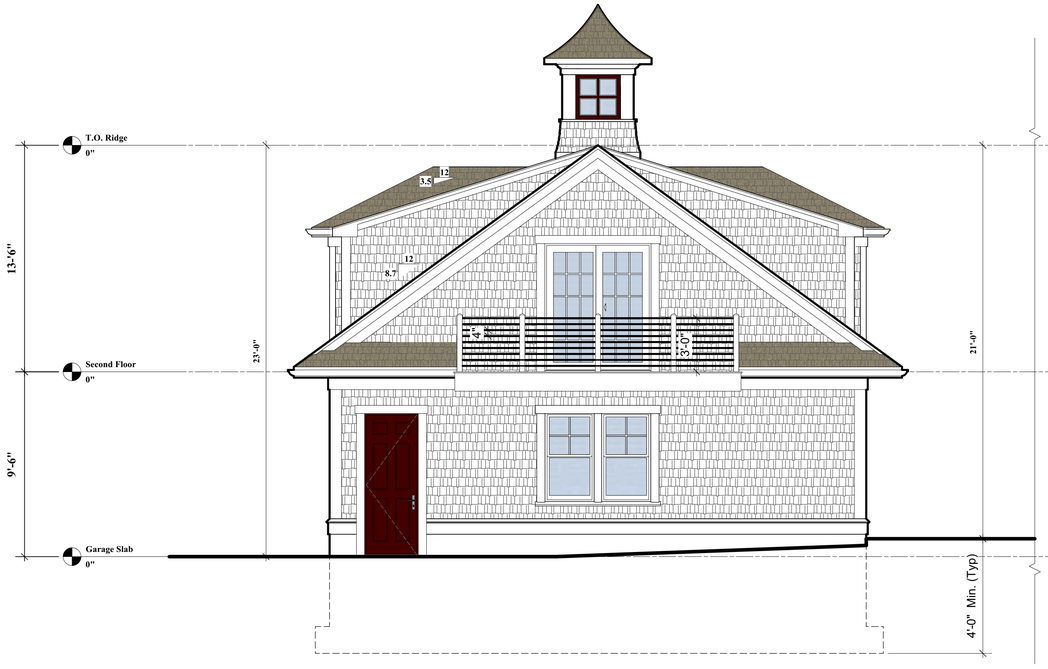
G-1.1



3 A-2.1 **Rear Elevation**
1/4" = 1'-0"



2 A-2.1 **Right Side Elevation**
1/4" = 1'-0"



1 A-2.1 **Front Elevation**
1/4" = 1'-0"



4 A-2.1 **Left Side Elevation**
1/4" = 1'-0"

Garage Structure

12.5 Pequot Road
Nantucket, MA

OWNER

mckay architects

35 Bryant Street
Dedham, MA 02026

ph:781.326.5400
www.mckayarchitects.net

REGISTERED ARCHITECT
MICHAEL L. MCKAY
NO. AR 6947
COMMONWEALTH OF MASSACHUSETTS

REV #	DATE	ISSUANCE

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Detached Garage Elevations

JOB NO	
DATE	03.14.2024
DWG BY	RJM
CKD BY	MLM
SCALE	1/4"=1'-0"

G-2.1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

KILLEN –
1 OLD NORTH WHARF
ADDITION CHANGED TO
CORPORATE
STRUCTURE

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

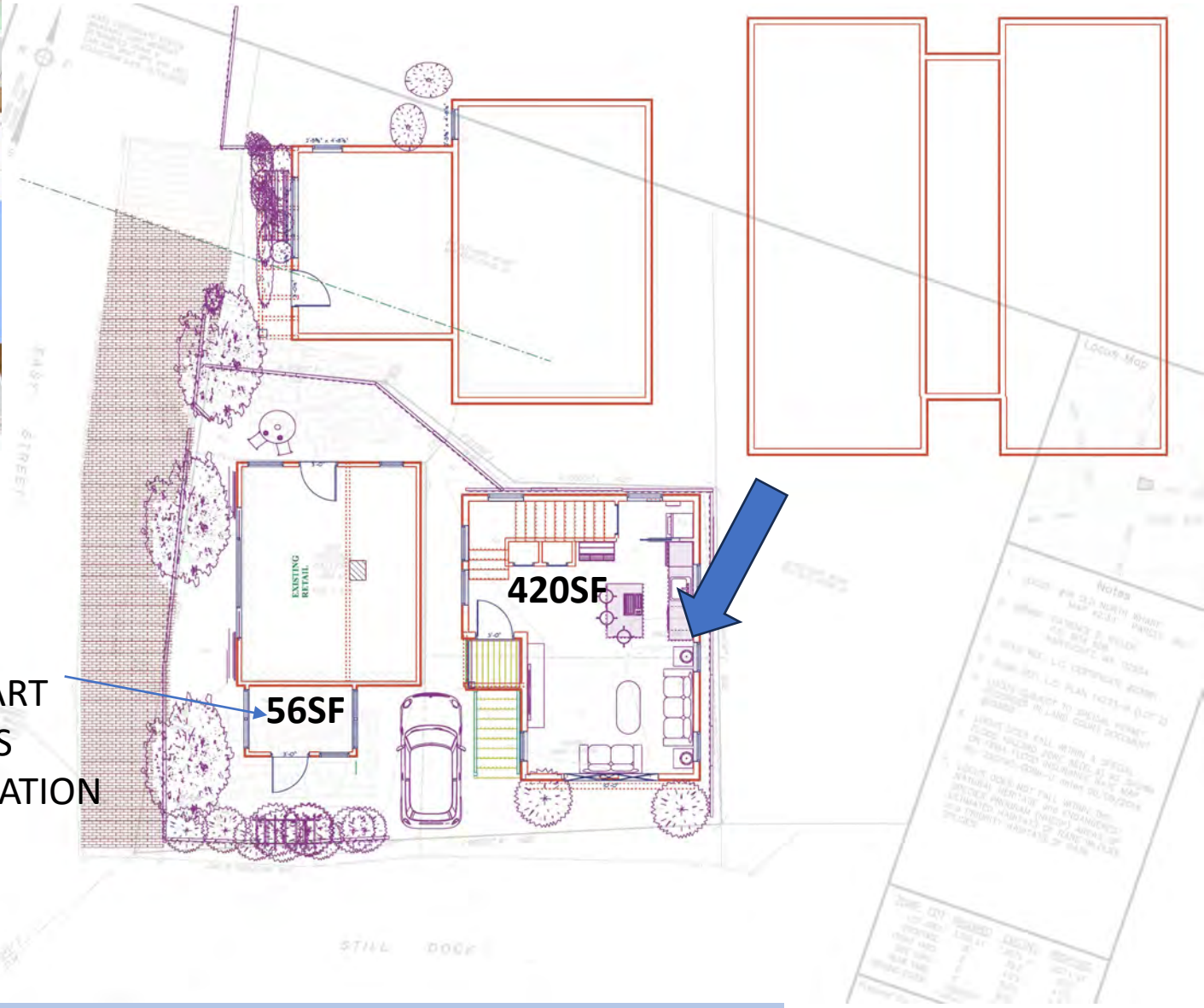
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 7/10/24
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC-2024-04-10413
X	Copy of Minutes (application item circled) (I MADE MY OWN TRANSCRIPT)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
IN FILE	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below



MAP 42.3.1
PARCEL 80



PROPOSED AS SEPERATED BUILDING - 1 OLD N WHARF





1 OLD NORTH WHARF - MOVE OR DEMO SHED

WEST ELEVATION



EAST ELEVATION



AREA ON SITE FOR BUILDING LOCATION



EXISTING RETAIL BLDG ON LOT





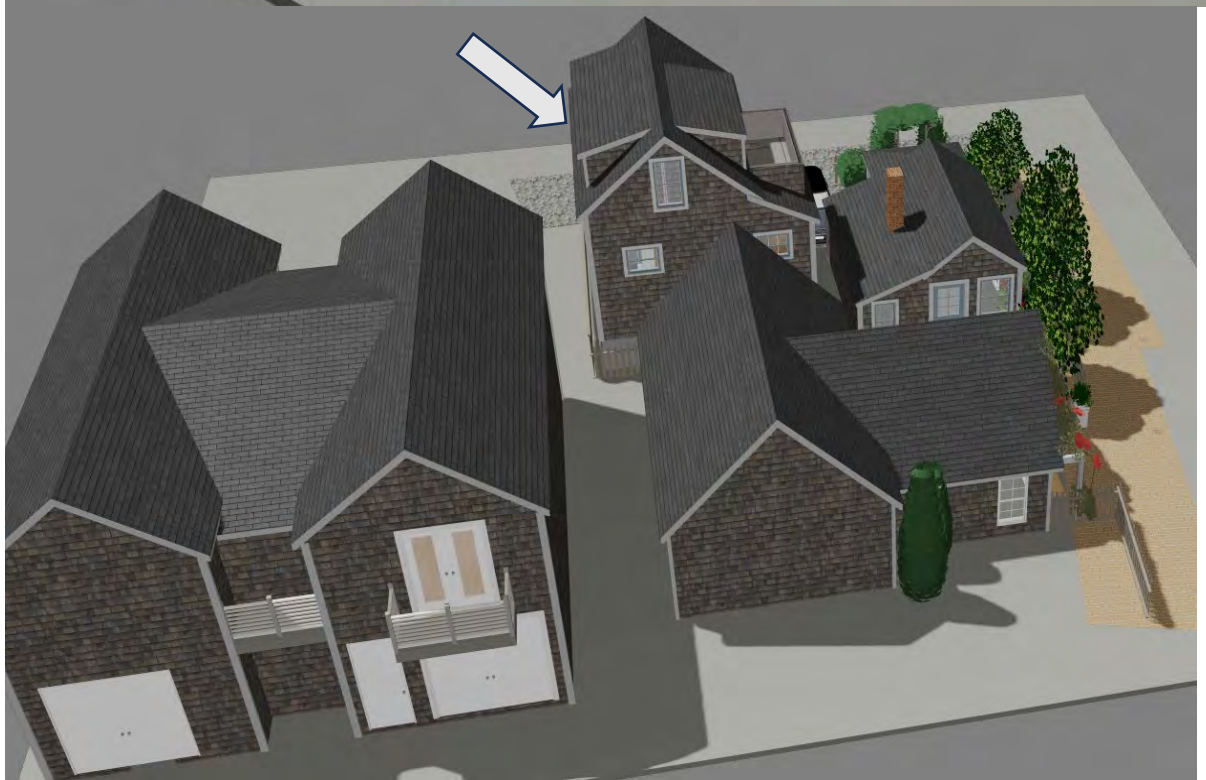
PREVIOUS PROPOSAL WAS TO ADD TO THE EXISTING SMALL RETAIL STRUCTURE

NEW PROPOSAL AS A SEPERATED BUILDING



NEW PROPOSAL AS A SEPERATED BUILDING






SITE FOR NEW
BUILDING





7. 4. 6. 8. 10 AND 12 OLD NORTH WHARF ON THE HARBOR SIDE

-SIMPLE MASSES
-NO DORMERS
-BALCONIES ON FRONT ON BRACKETS OR CANTILEVERD
-BARN DOORS



11. 15. 21. OLD NORTH WHARF



-SIMPLE MASSES
-NO DORMERS
-BALCONIES ON FRONT ON BRACKETS OR CANTILEVERD
-BARN DOORS



1R. 4.4. 7. 11 OLD NORTH WHARF

COTTAGES FROM OLD NORTH WHARF
ON THE NORTH SIDE FACING STEAMSHIP AUTHORITY PORT

-SIMPLE MASSES
- FEW DORMERS
-BALCONIES
AND PORCHES WITH DECKS



FUN TO SEE 1920’S PHOTO OF 12 OLD NORTH WHARF

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 80

Street & Number of Proposed Work: 1 OLD NORTH WHARF

Owner of record: PATIENCE KILLEN

Mailing Address: PO BOX 6010
NANTUCKET, MA 02584

Contact Phone #: (508) 325-2625 E-mail: pk@patiencekillen.com

AGENT INFORMATION (if applicable)

Name: VAN OVINK DESIGN INC

Mailing Address: PO BOX 3054
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: ack.vo1@comcast.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 151.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ORIGINAL APPLICATION WAS FOR AN ADDITION TO THE EXISTING

REVISED PLANS ARE TO SEPERATE STRUCTURE FROM EXISTING

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 73'-0" Sq. Footage 1st floor: 378SF
Width: 17'-10" Sq. footage 2nd floor: 378SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: 6X8 ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 26'-9" South 26'-9" East 26'-9" West 26'-9"

Additional Remarks

Historic Name:

Original Date: c 1940's

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 48" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) (TMB) BRICK CHIMNEY ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1X8 Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer BRISCO SDL

Doors* (type and material): ☐ TDL ☐ SDL Front PAINTED Rear PAINTED Side 12 LIGHT / KICK PANEL
Garage Door(s): Type _____ Material _____

Hardscape materials: (TBD) Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS (TO MATCH EXIST. BLDG)

Sidewall NTN Clapboard (if applicable) _____ Roof BLACK ARCH. ASPHALT.
Trim COBBY Sash _____ Doors BLUE
Deck NTN Foundation NTN (SHINGLE IN FRONT PIERS) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/15/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.31 PARCEL N°. 80

Street & Number of Proposed Work: 1040 NORTH WAUF

Owner of record: PATIENCE KILLEN

Mailing Address: PO BOX 1040
NANTUCKET, MA. 02554

Contact Phone #: (508) 325-2025 E-mail: pete.patiencekillen.com

AGENT INFORMATION (if applicable)

Name: VAN OMAR DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 376-4319 E-mail: alexvalore@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ pd W/ KT APPLICATION

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

(CHANGED TO)

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other (STRUCTURE REVISED OVERALL) AND SEPARATED FROM EXISTING

Size of Structure or Addition: Length: 24'-0" Sq. Footage 1st floor: 420SF (-42SF) Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20'-0" Sq. footage 2nd floor: 300SF (-78SF) Size: 4'-6" x 11' ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: BUILDING ON SITE

Original Date: IS C 1940'S

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

CHANGE FROM ADDITION TO EXISTING BLDG TO SEPERATE STRUCTURE

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ±2'-4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: UNKNOWN

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof BLACK 3 TAB

Trim WHITE Sash HAMILTON BLUE Doors HAMILTON BLUE

Deck NTW Foundation CEDAR Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/10/24 Signature of owner of record _____ Signed under penalties of perjury

June 11, 2024 **HDC meeting**

Sitting board- Stephen Welch (Chair) , Abby , Angus, Carrie and Ray.

Val Oliver- Agent for applicant

Presented plans- building circa 1940's. It came in a few years ago to be demolished and it was quite clear that was not a go. The building was important to keep for the human scale on the street. Keeping that in mind, we are trying to this as an addition and keep that building exactly the way it is. Let's start with the context of the area (pics of context shown) There were comments from HSAG making suggestions about a story and a half with dormers but I would just submit that if you look, by and large- these buildings in this area, all have a little balcony. They are very simple structures, I think I only found one that had dormers. We are trying to keep that in mind as we try to do this addition and we are also impacted by the flood thing which is why it is so tall, compared to the structure that is there. It is a very small addition, 378 sf and I look forward to hearing what you have to say.

Stephen Welch- Any questions at this time ? Holly?

Holly Backus- Preservation Planner –

Thank you, Mr. Chair. Yes, this building was before you for a demo which was not approved. The NHL data base indicates 1940's, there is not actual date I could find but it is contributing to the character and setting of the Historic District. This structure would have to comply with Resilient Nantucket Design guidelines that were adopted in 2021, so we would need an elevation certificate for this application the Firmette map as you all have requested with your best practices. This addition is very tall and overwhelms the existing historic cottage. At 26'-9" it dwarfs e cottage in both height and scale. The addition will need to come down in Size. I do appreciate the photos of the context but I also do think its important to note that this would be an addition to an existing one story building. Full two stories is too much since the addition needs to be elevated due to FEMA AE Flood zone. While there are other one and ½ story and two story wharf cottages around this area- the proposed dramatically changes the street scape which is on the corner of a very busy part of our Historic District. Reducing the program is recommended. Those are my comments- thank you.

Mickey Rowland- HSAG

It's a big change for this very visible corner lot. Its pretty vertical feeling. Changing it to a story and a half using dormers would reduce the height and scale. On the south elevation, the small grade level shed blocks the front of the original building and should be eliminated or greatly reduce. The solid shed like box over the front door for the apartment is awkward and creates a negative mass below. Better seen on West elevation. This should be simplified as a simple shed roof. Balconies overlooking our downtown streets are not appropriate. Cantilevered balcony overlooking easy st should be eliminated. Chimney on existing might not pass muster with the code so that might be a concern. Thank you.

Stephen- calls out board member son application, who would like to begin?

Angus Mcleod-

I am happy to begin. So keeping in mind the thing that the HDC is supposed to be in charge of is maintaining the scale of setting and detail to not compromise the historic assets that we have. I feel that this proposal dramatically changes all of those facets of this structure. I appreciate the original structure still being there but right now there is sort of a natural stepping up to the other taller cottages along the water. I think a dramatic reduction in program and height is necessary for this to work. Thank you.

Abby Camp-

I agree with what's been said. I think simplify meaning that left shed on the first floor blocks the building and the recess there is not historic, and the balcony. Um. Maybe you want to relook at that when you go to simplify it but it were to stay , I think it should just be pulled in and made smaller.

Ray Pohl-

Agree with everything that's been said and yes, Mickey is correct that the chimney wont work, it would need to be extended quite a bit.

Val- Chimney not going to be used.

Ray- Well okay, that's between you and the building inspector. Um, The roof pitches I think should be the same as the little one story building. This seriously dwarfs the one story building. SO that's all.

Carrie Thornewill-

Im wondering if you just looked at a building that is not attached to the one story existing. Remove all the extra stuff and just create a boat house like the ones on the dock on the other side, that's it.

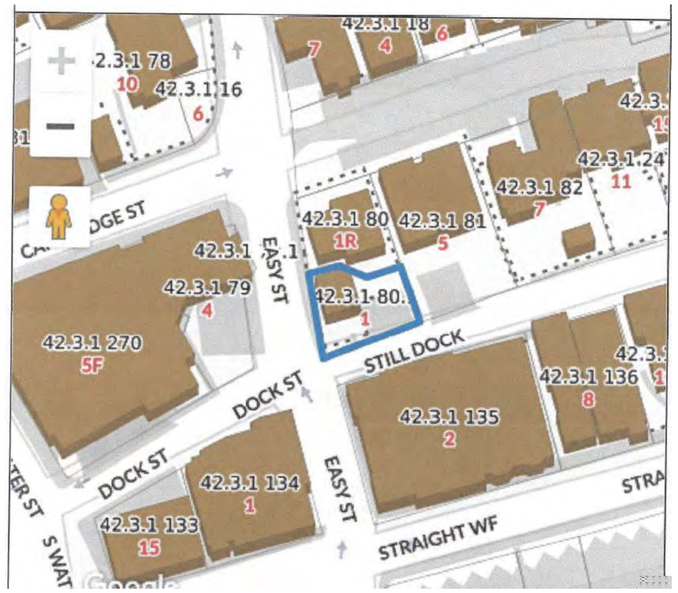
Stephen Welch-

I agree with the comments, and I think Carrie's got an interesting point and I think that that could be appropriate.

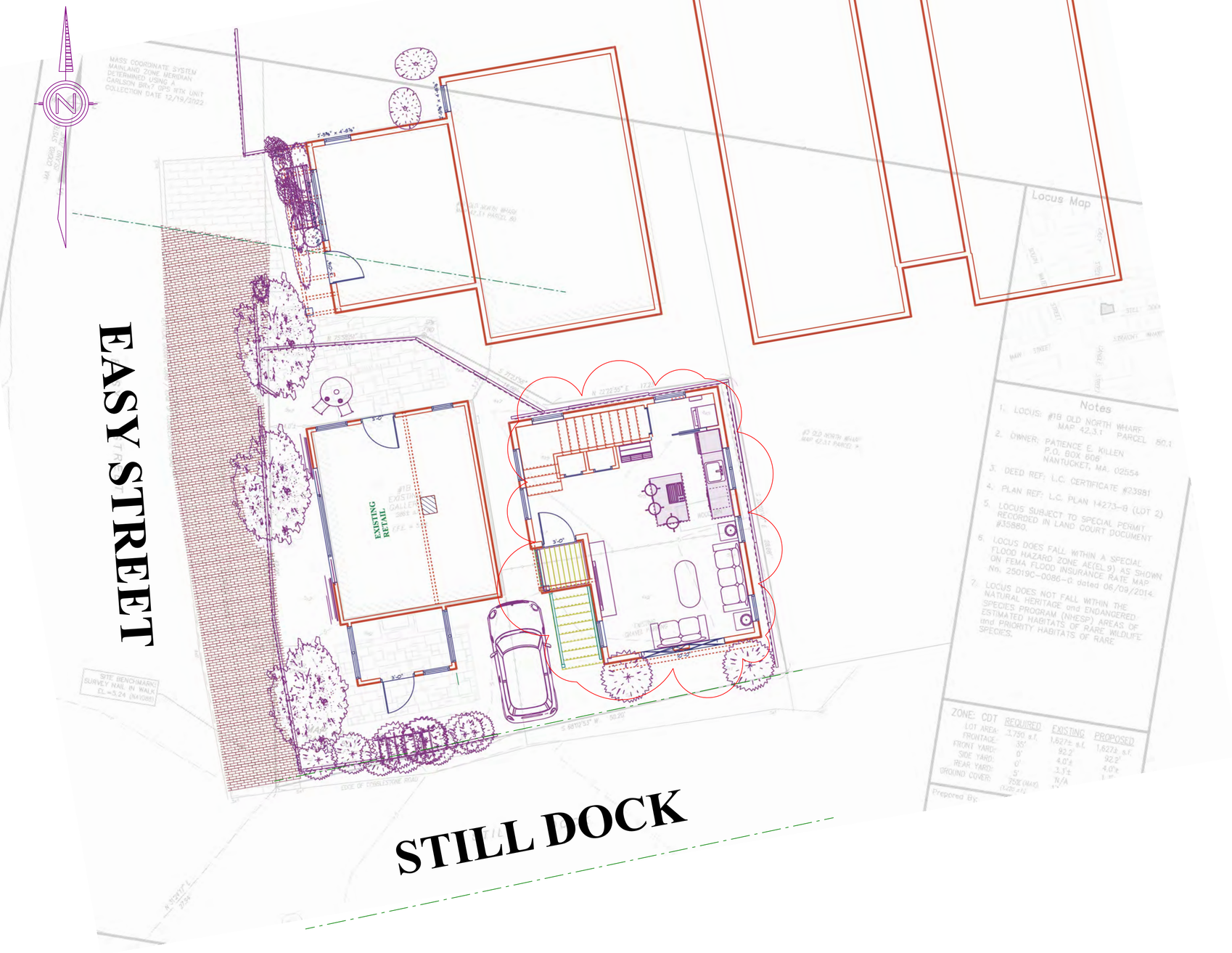
Ray-

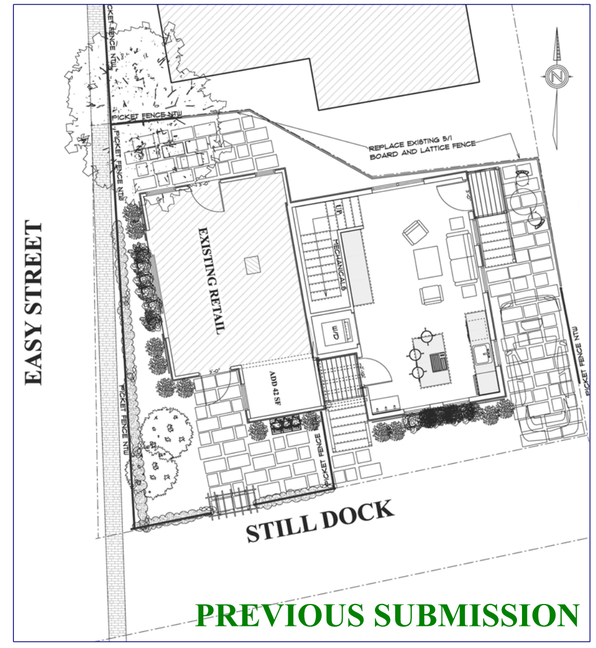
Motions to hold for revisions.

Motion carried unanimously.



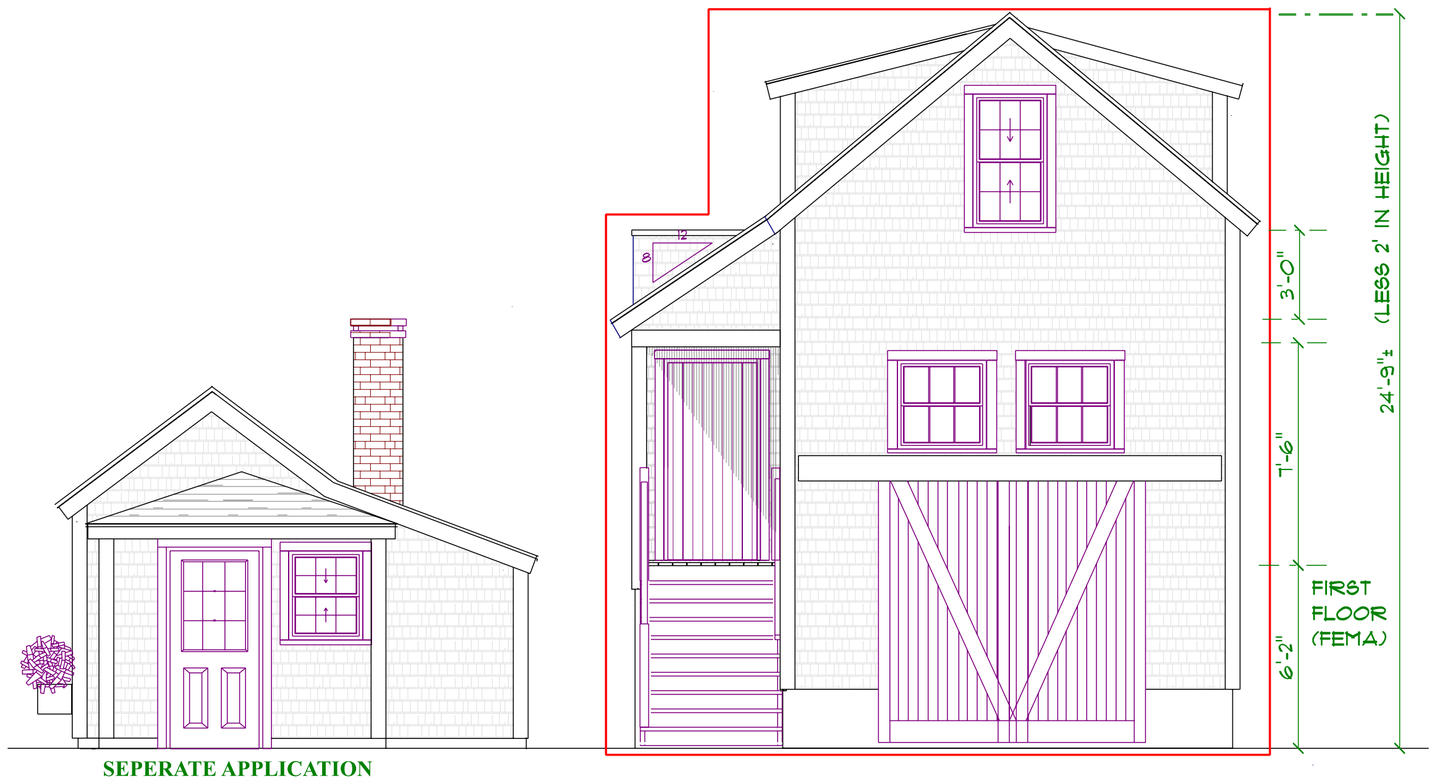
MAP 42.3.1 PARCEL 79





1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

SOUTH- FACING STILL DOCK (FRONT)



SEPERATE APPLICATION

PREVIOUS SOUTH- FACING STILL DOCK



1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

WEST- FACING EASY STREET

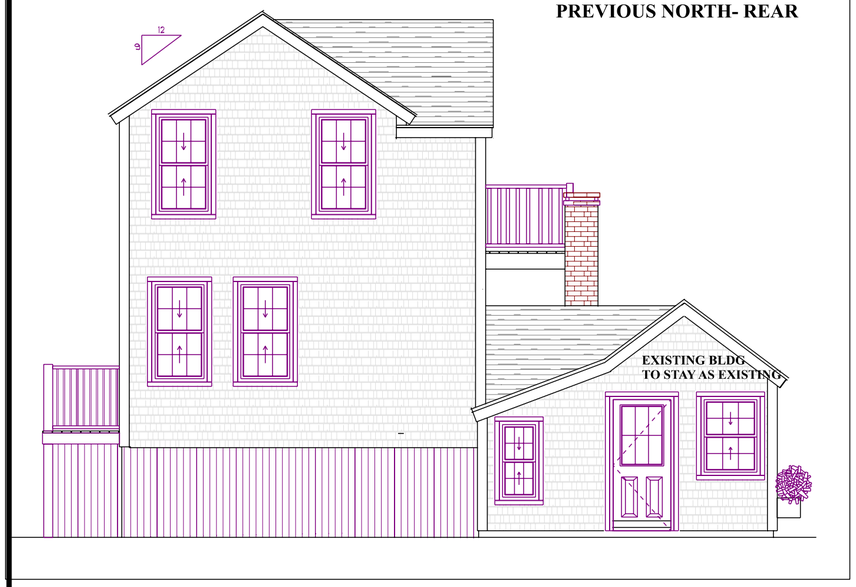


PREVIOUS WEST- FACING EASY STREET



SEPERATE APPLICATION

PREVIOUS NORTH- REAR





NORTH- REAR



EAST-RIGHT

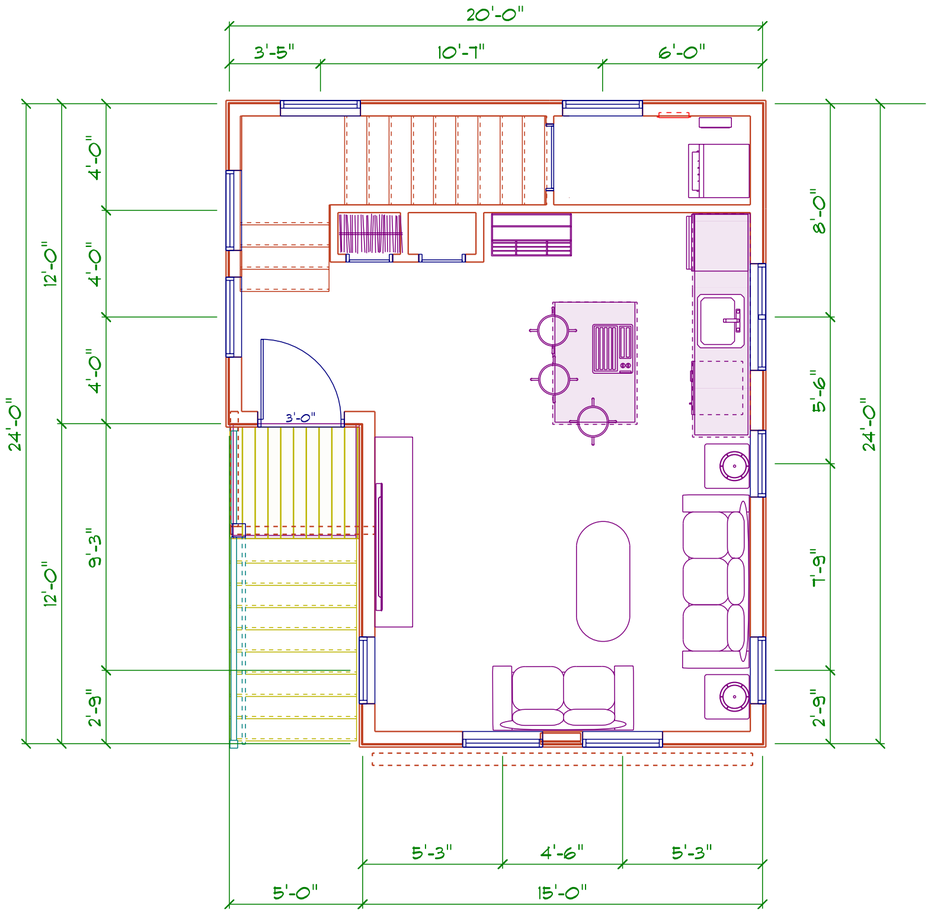
PREVIOUS EAST-RIGHT



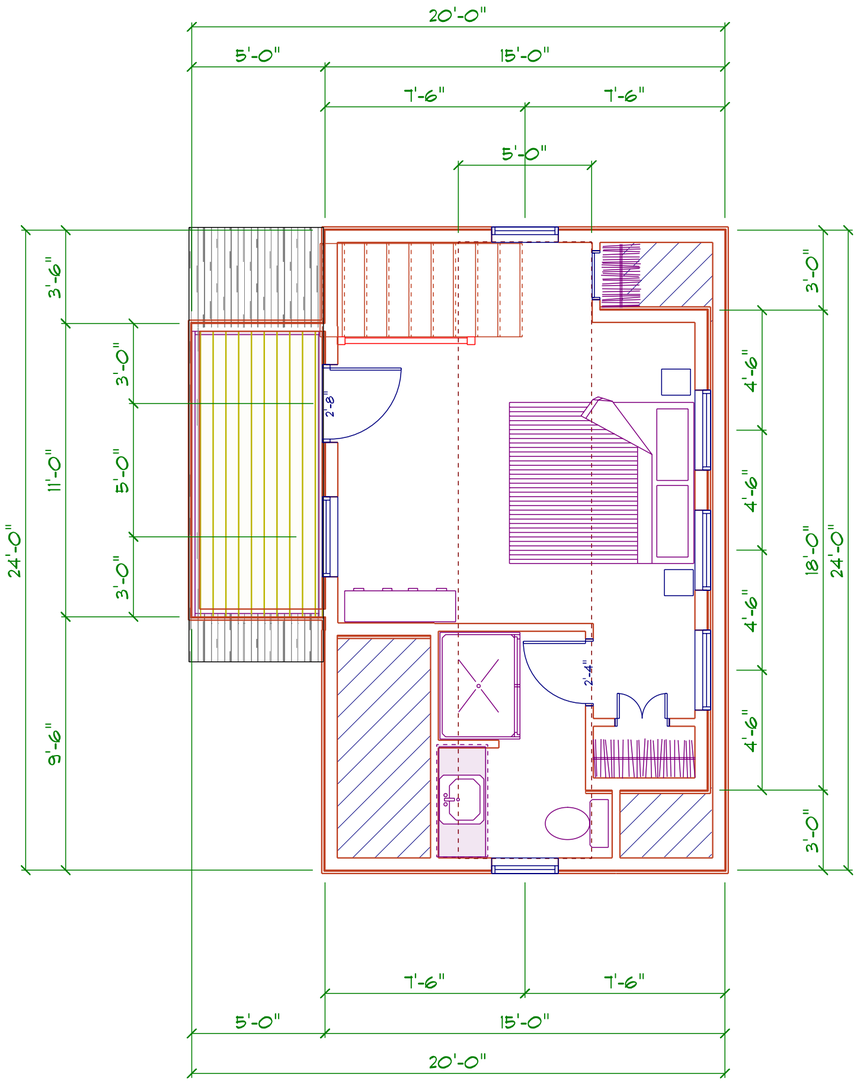
1 OLD NORTH WHARF- KILLEN
ADDITION TO EXISTING BUILDING
CHANGED TO SEPERATED STRUCTURE
7-5-24

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

FIRST FLOOR PLAN: 420SF



SECOND FLOOR PLAN: @ 300SF



1 OLD NORTH WHARF- KILLEN
PROPOSED NEW BUILDING-SEPERATE FROM EXISTING BLDG
7-5-24

VAL OLIVER DESIGN, INC
PO BOX 3057
NANTUCKET, MA 02584

ADDRESS: 126 R MAIN ST. 42.3.3-98.1
DATE HEARD: 9/3/2024
SITTING BOARD: JP/RP/Sas/VO/AC

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: HDC-2024-OA-10242
	Address & HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below



Property Information

Property ID	191343
Location	126R MAIN ST
Owner	K22S LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Approval Through Staff Only - Not For Construction

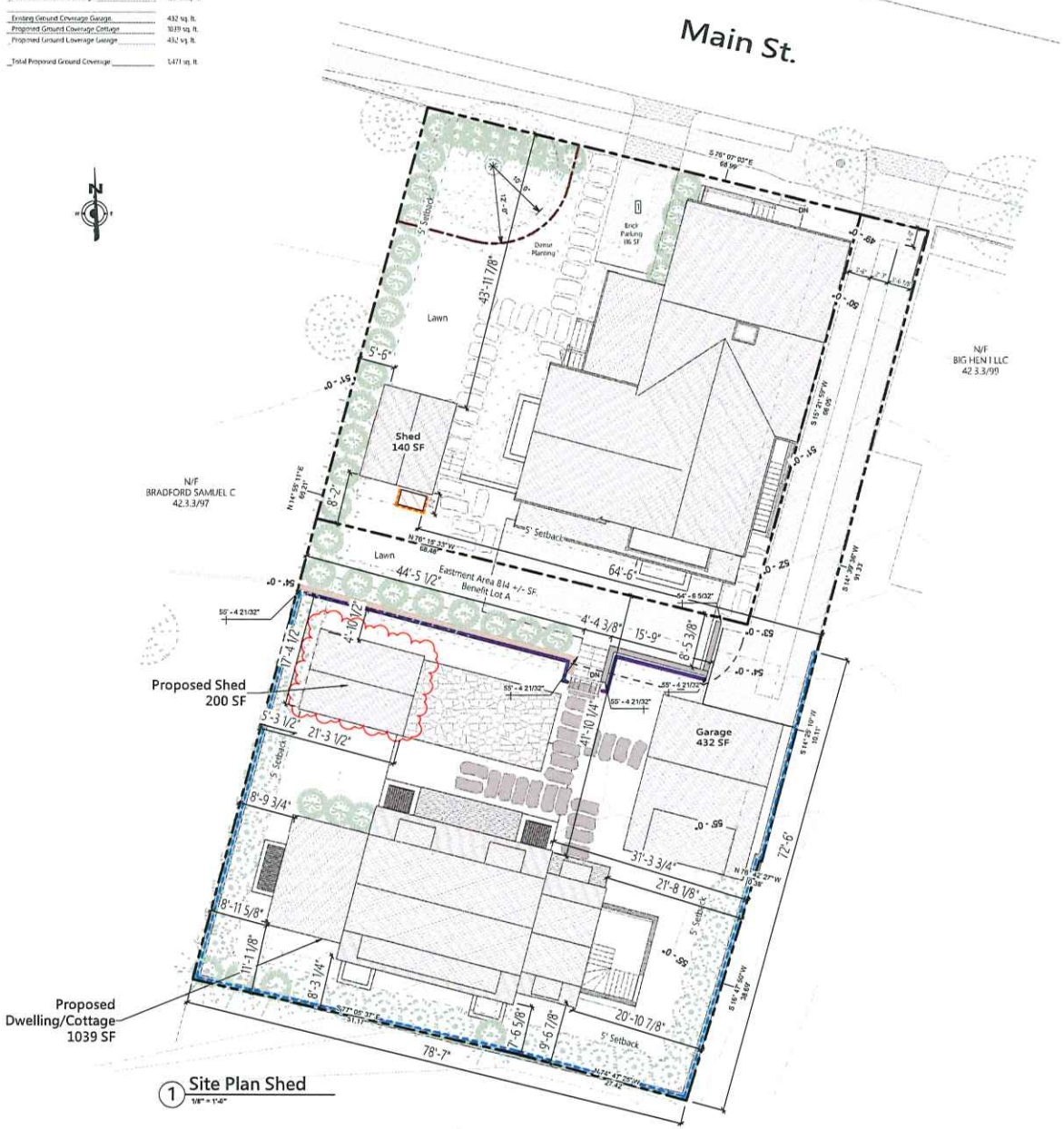
Property Info:

Map & Parcel	42.3.3/98.1	Lot Size	8,607 sq. ft.
District/Zoning:	RDH	Allowable Ground Coverage	2,642 sq. ft.
Minimum Lot Size	5,000 sq.ft.		
Frontage	50 ft.	Existing Ground Coverage Garage	432 sq. ft.
Ground Cover Ratio	40%	Proposed Ground Coverage Cottage	1039 sq. ft.
Front Setback	0 ft.	Proposed Ground Coverage Garage	432 sq. ft.
Side/Rear Setback	5 ft.	Total Proposed Ground Coverage	1471 sq. ft.

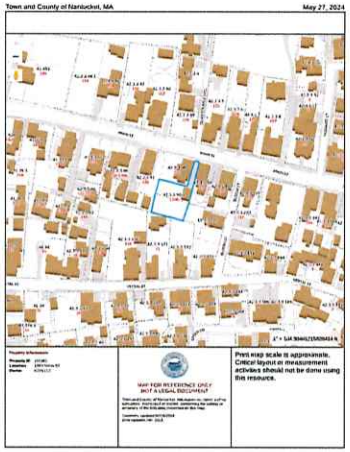
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND OVERRIDING DIMENSIONS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK EXECUTED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO

THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



1 Site Plan Shed
1/8" = 1'-0"



2 Locus Map.
NTS

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
JBStudio
PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

126R Main Street Shed

126R Main Street, Nantucket, MA 02554

Sheet

Site Plan

Date

09.05.2024

Revisions

C.101

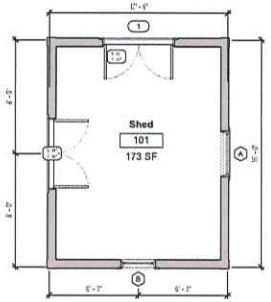
Scale

As indicated

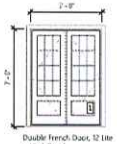
9/9/2024 11:28:24 AM

HDC Submission Only - Not For Construction

ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DISCREPANCIES FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INSTALLED INCORRECTLY DUE TO FIELD MISUNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO. THESE DRAWINGS AND DESIGNS THEY ILLUSTRATE ARE SOLE PROPERTY OF JBSTUDIO AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF JBSTUDIO. DRAWINGS THAT ARE NOT EXPLICITLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS.



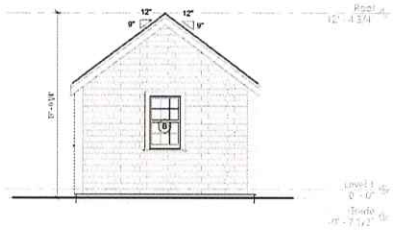
1 Level 1 - Proposed
1/4" = 1'-0"


Double French Door, 12 Lite
w/ kick Panel
Quaker Gray Trim
Quaker Gray Trim

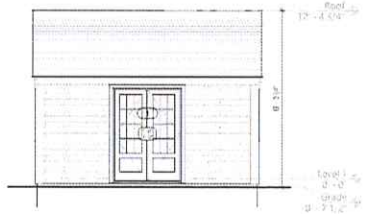

Awning Window, 16 Lite
Quaker Gray Trim
Quaker Gray Trim


Double Hung Window, 6/6 Lite
Quaker Gray Trim
Quaker Gray Trim

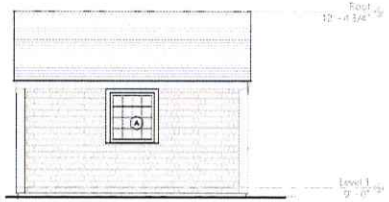
Door/Window Schedule
1/4" = 1'-0"



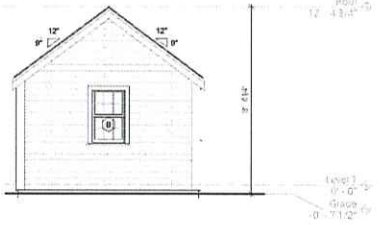
5 Previously Submitted South Elevation



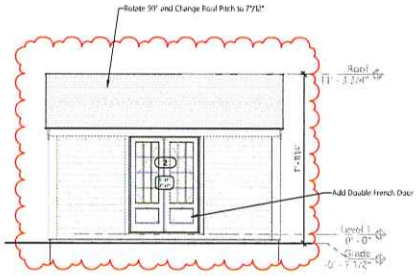
2 Previously Submitted East Elevation



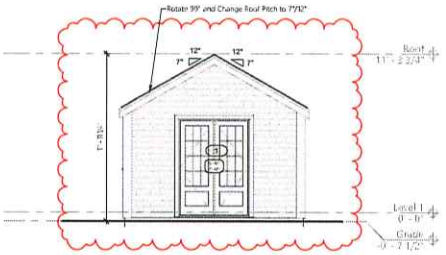
7 Previously Submitted West Elevation



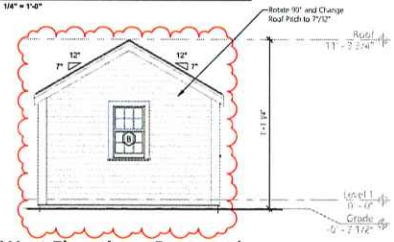
3 Previously Submitted North Elevation



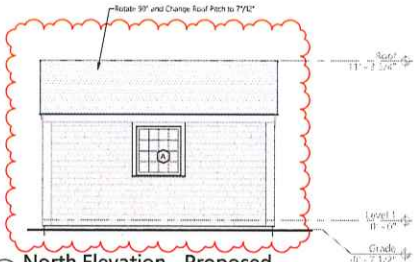
6 South Elevation - Proposed
1/4" = 1'-0"



4 East Elevation - Proposed
1/4" = 1'-0"



10 West Elevation - Proposed
1/4" = 1'-0"



8 North Elevation - Proposed
1/4" = 1'-0"

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com
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PO Box 3741
Nantucket, MA 02584
tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

126R Main Street.
Shed
Nantucket, MA 02554

Sheet
Shed

SHEET INDEX

C.101 Site Plan
A.101 Shed
Grand total: 2

Date
09.05.2024

Revisions

A.101

Scale As indicated

9/5/2024 6:29:43 PM

ADDRESS: 20 MAIN STREET, SCONSET 73.3.1 - 50
DATE HEARD: 8/20/2024
SITTING BOARD: RP/~~SK~~/VC/AC/AM/CP

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
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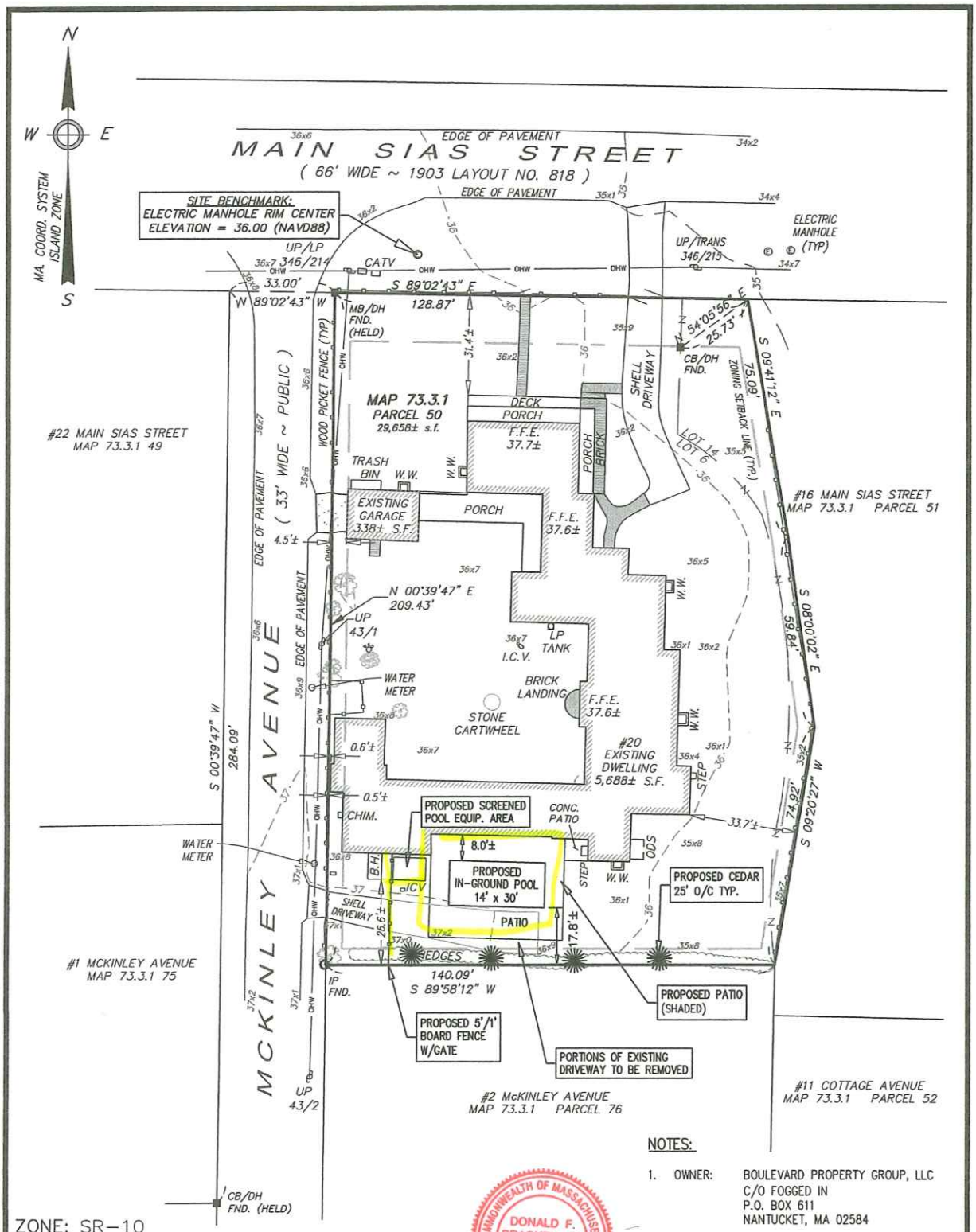
	Signed Affidavit: ~~see below~~



ZONE: SR–10

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 s.f.	29,658± s.f.	29,658± s.f.
FRONTAGE:	75'	128.87'	128.87'
FRONT YARD:	15'	31.4'±	31.4'±
SIDE YARD:	5'	0.5'±	0.5'±
REAR YARD:	5'	26.6'±	17.8'±
GROUND COVER:	25% (MAX)	20.3% (6,026± s.f.)	20.3% (6,026± s.f.)

COMMONWEALTH OF MASSACHUSETTS
DONALD F. BRACKEN, JR.
No. 58438
PROFESSIONAL LAND SURVEYOR
9-4-24

NOTES:

1. OWNER: BOULEVARD PROPERTY GROUP, LLC
   C/O FOGGED IN
   P.O. BOX 611
   NANTUCKET, MA 02584
2. DEED REF: CERT #24269
3. PLAN REF: LC Plan #12533-C (LOT 6)
   LC Plan #12533-G (LOT 14)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS NO. 25019C-0114-G DATED 06/09/2014

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

PROPOSED POOL PLAN
IN NANTUCKET, MA

Prepared for:
BOULEVARD PROPERTY GROUP, LLC
#20 MAIN SIAS STREET
MAP 73.3.1 PARCEL 50

Revised:	Desc.:	By:
SEPT. 4, 2024	REVISE POOL SIZE & ADD FENCE	ERC
Date:	Drawn:	Checked:
JULY 2, 2024	ERC/BEI	DFB/AMG

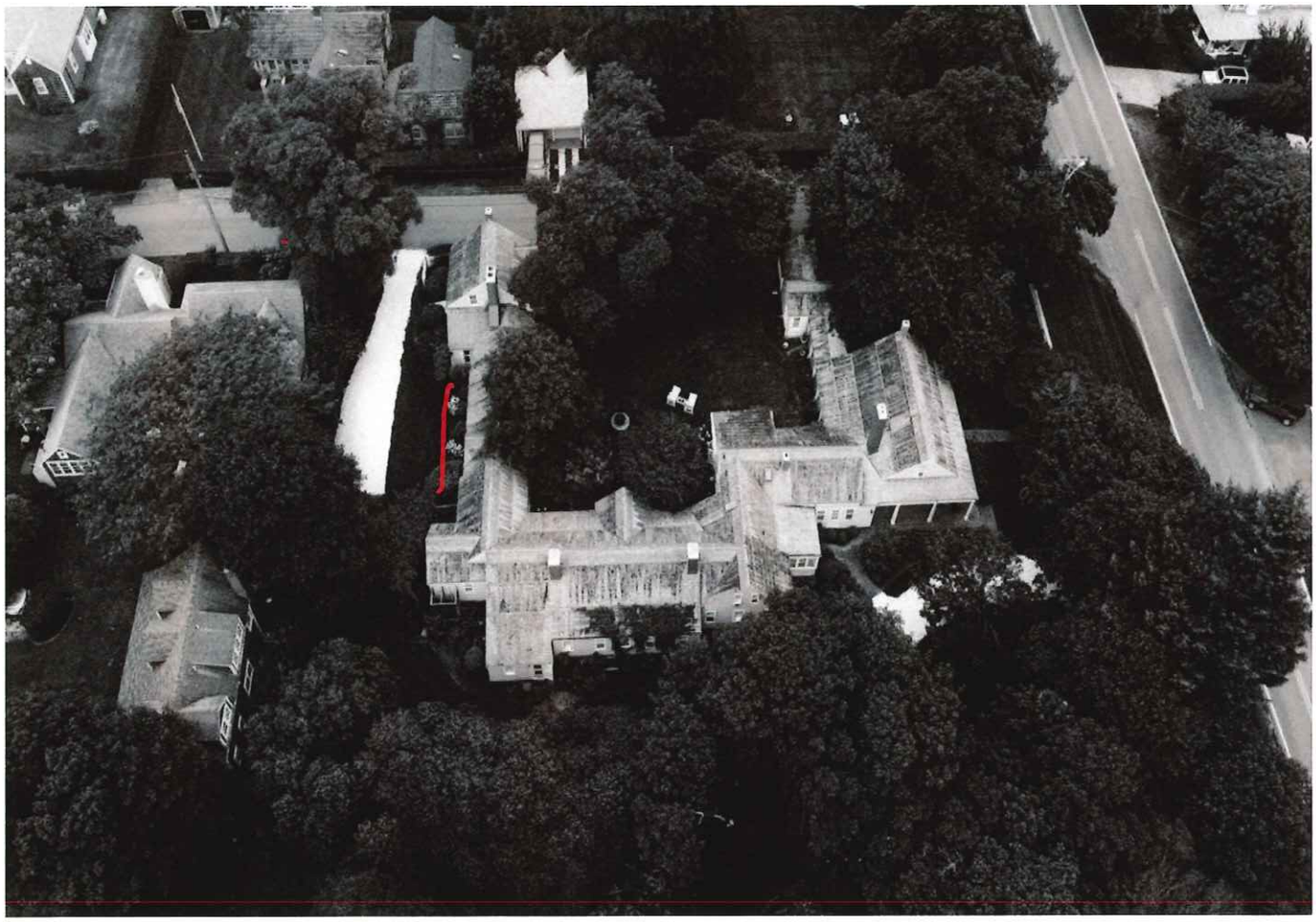
S:\Autocad Drawings\Nantucket\Main Street - Sias\20 Main Street\20 Main Street siasconset Pool Plan Rev1.dwg

20 MAIN STREET – SCONSET – POOL

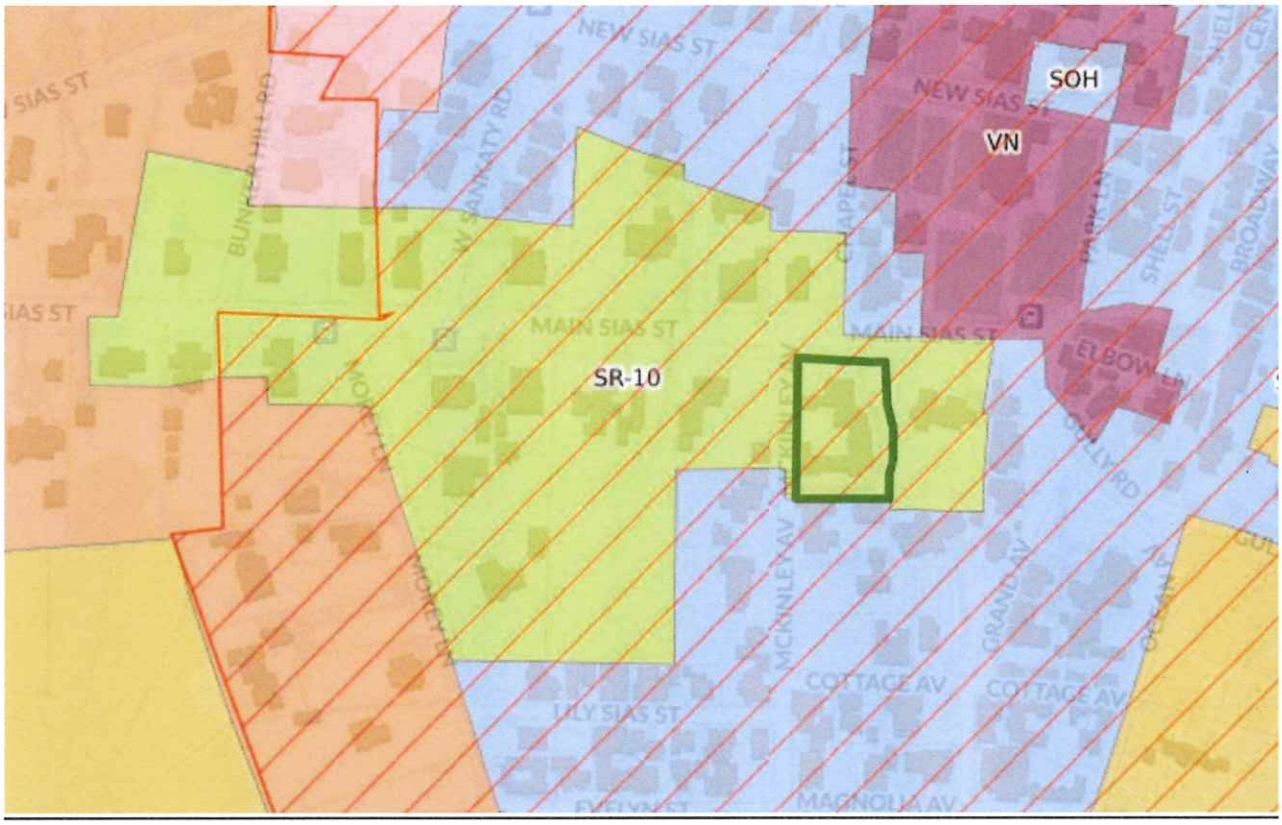




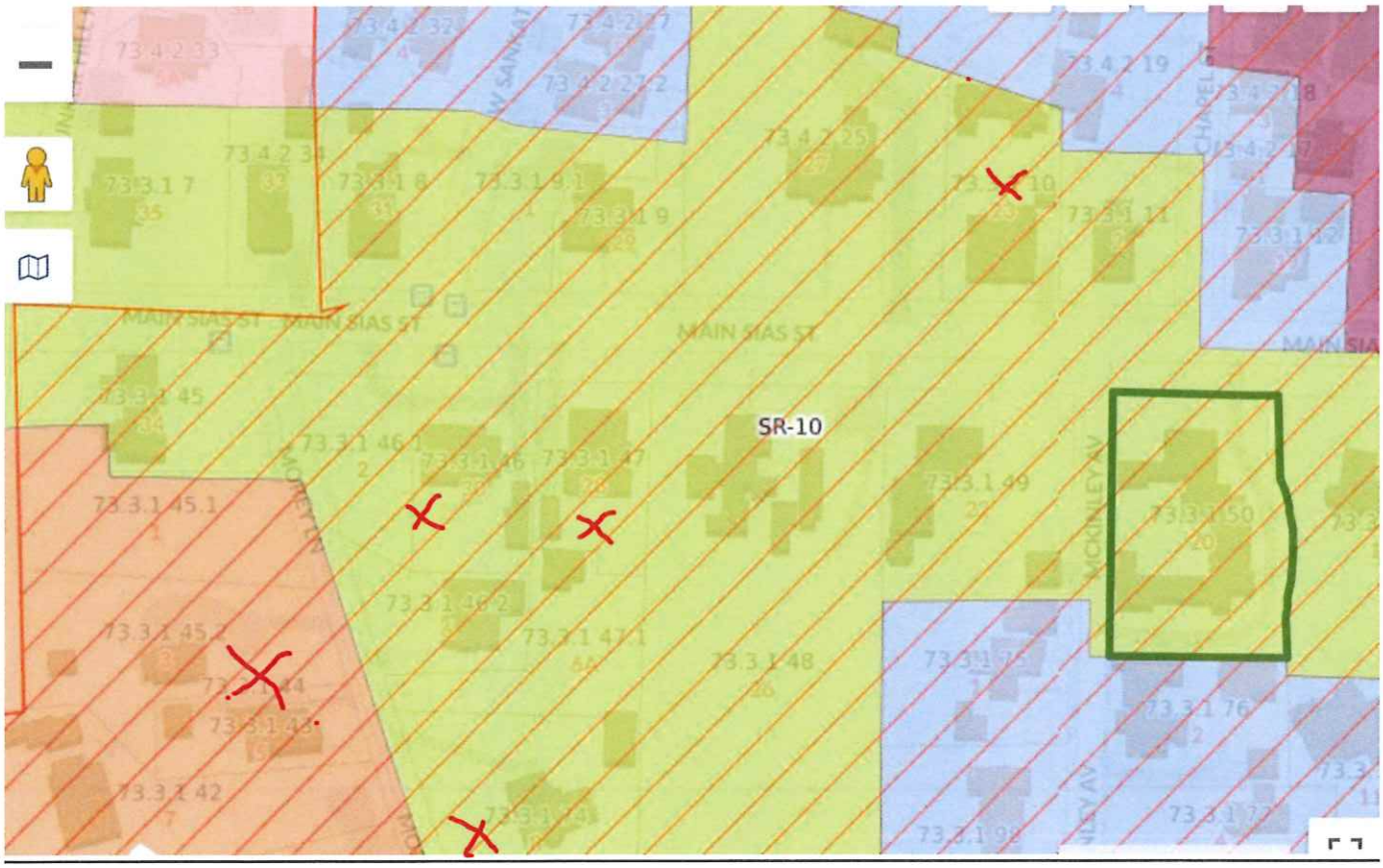




STRIPE IS SOH AND YELLOW IS R-10



X MARKS HDC APPROVED POOLS IN SOH/R-10 – THERE ARE SEVERAL IN THE SOH



VIEW OF POOL AREA BEHIND THE HOUSE FROM MCKINLEY AVENUE – 5/1 WHITE FENCE TO MATCH EXISTING COLOR WITH GATE TO ENCLOSE THE AREA WITH EVERGREEN PLANTINGS







LOOKING BACK TO MCKINLEY AVENUE – REPLACE PICKET FENCE WITH 5/1 FENCE SAME LOCATION WITH A GATE AND SCREENING ON THE ROAD SIDE





LOOKING EAST SIDE OF HOUSE TO MAIN STREET – POOL WOULD BE TOO CLOSE TO TREES



LOOKING BACK ALONG EAST ELEVATION TO REAR OF PROPERTY ALONG TREE LINE

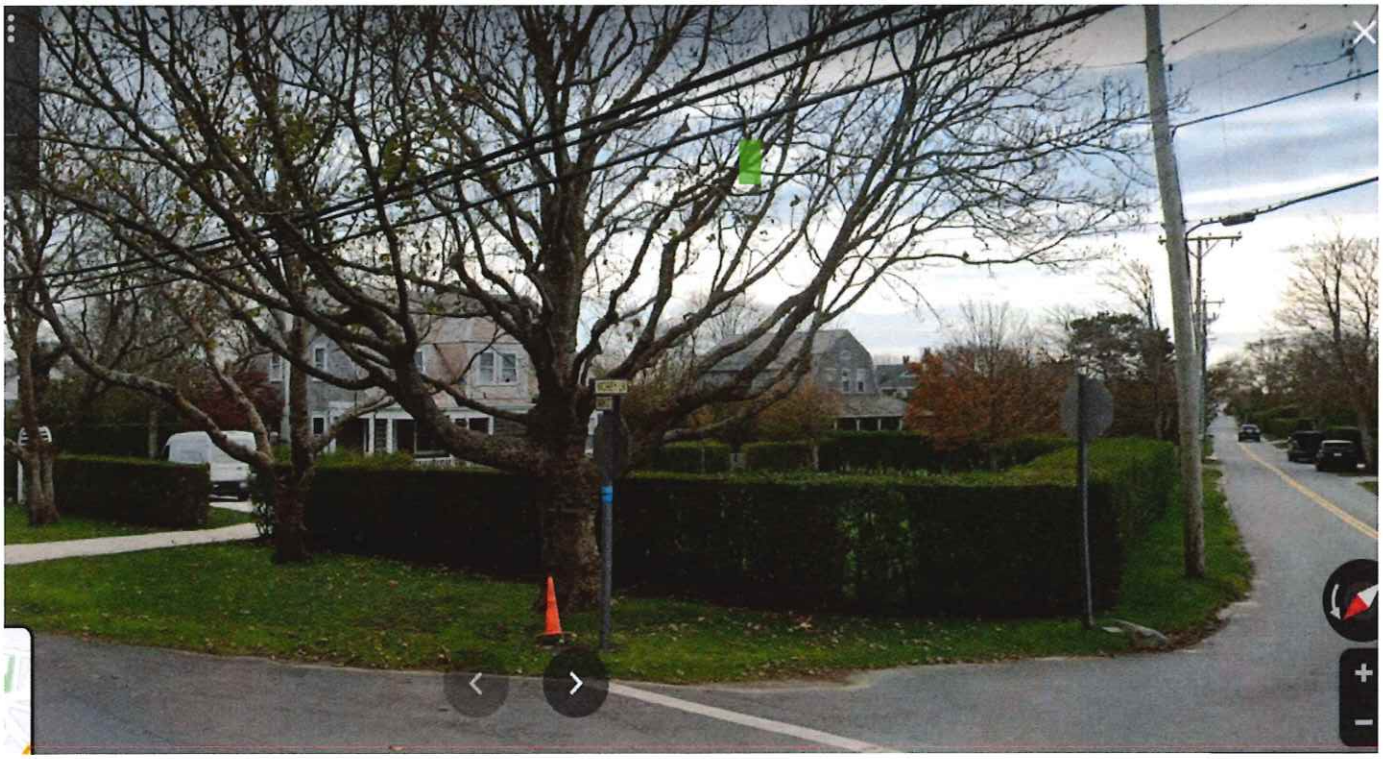


30 MAIN STREET AND 29 MAIN STREET – CORNER LOTS



30/32 MAIN STREET (LEFT) CORNER LOT – 28 MAIN STREET (RIGHT) – HEDGE SCREENING

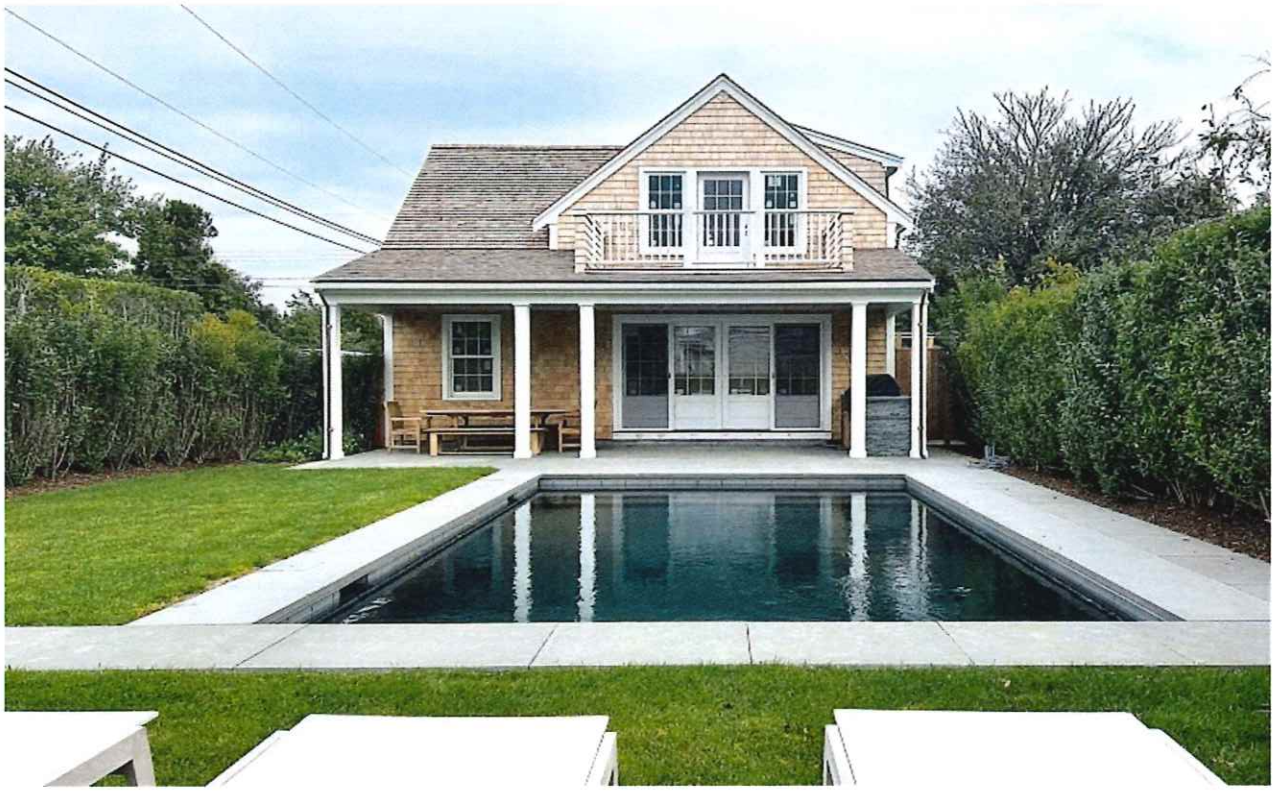




8 BUNKER HILL AND 7 BBUNKER HILL – CORNER LOTS



7 BUNKER HILL – SCREENED BY HEDGE FROM BUNKER HILL

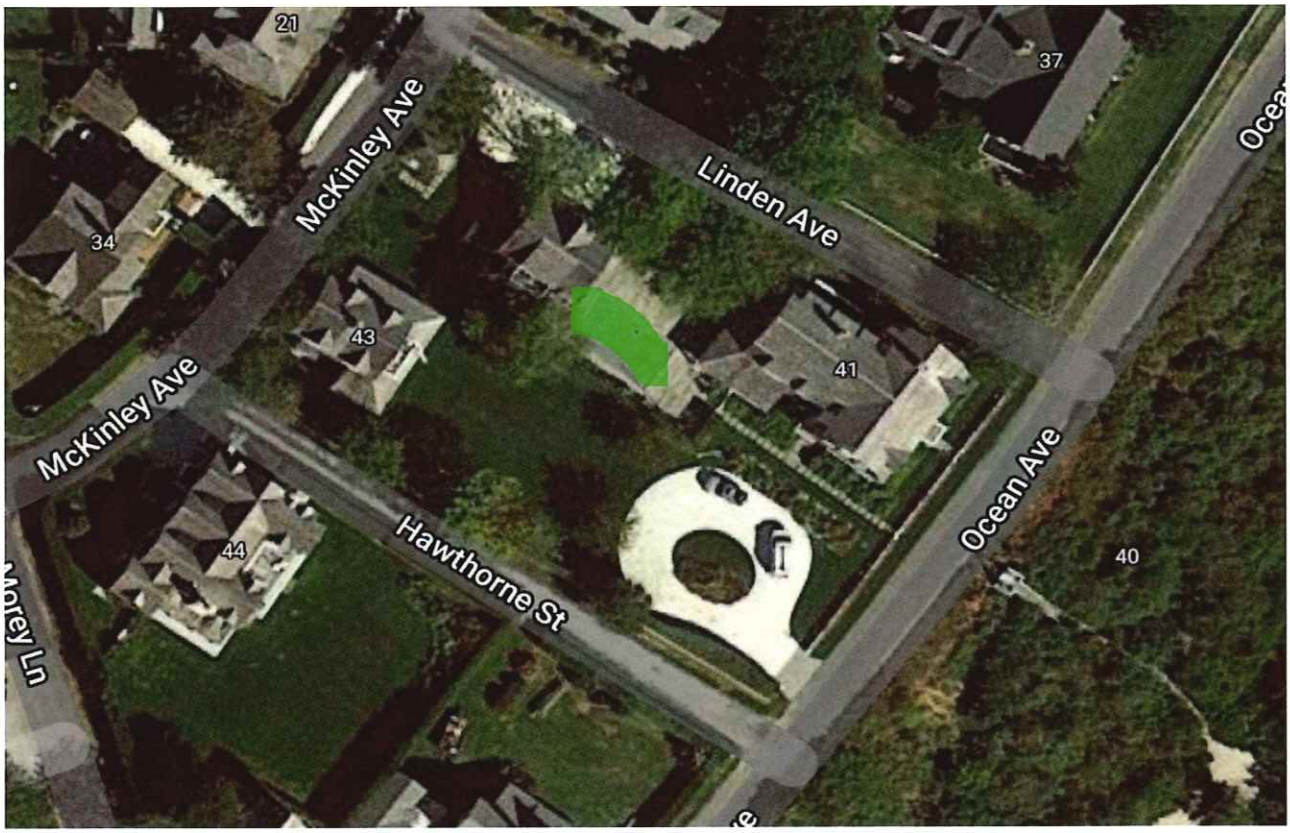


8 BUNKER HILL – HEDGE SCREENING





41 OCEAN AVENUE – SCREENED BY HEDGE AND LOW FENCE – CORNER LOT



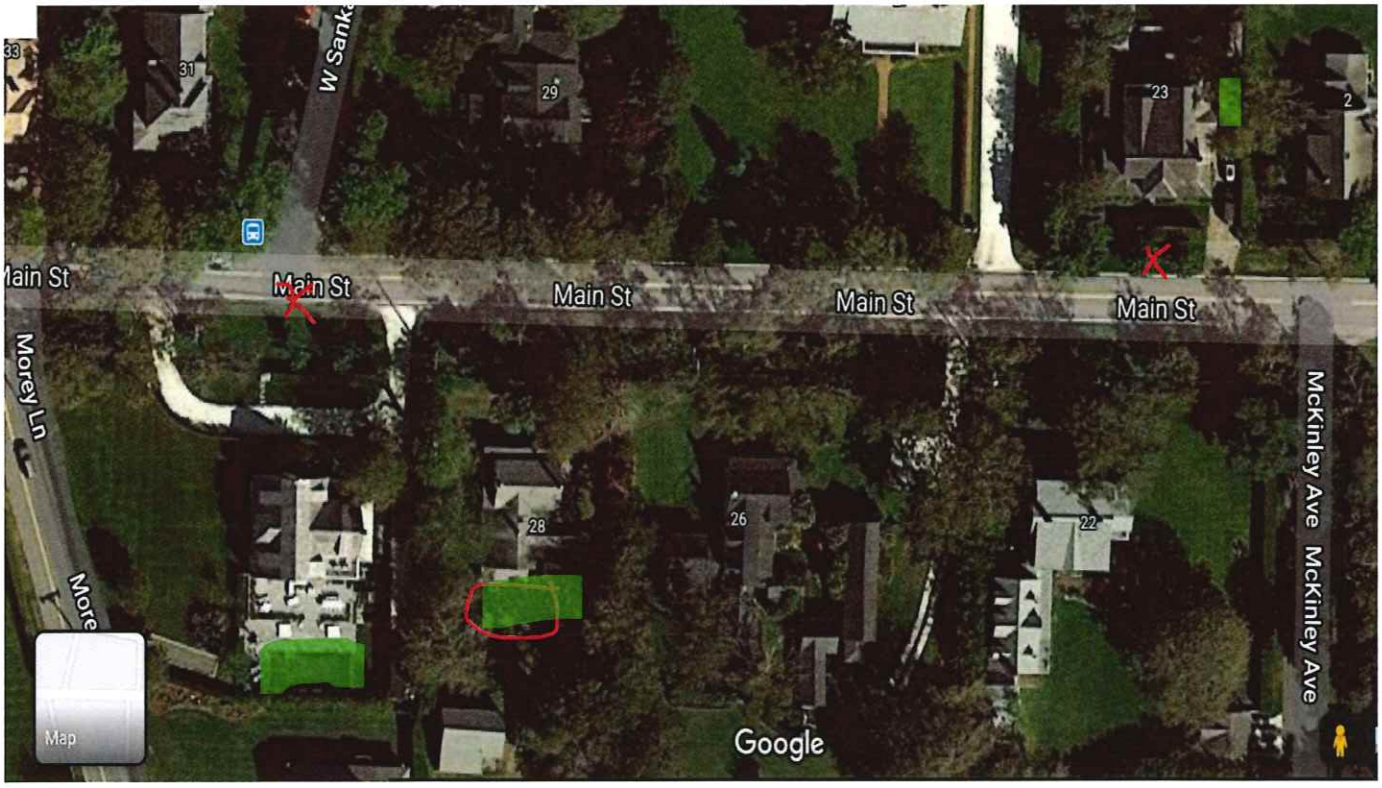


POOLS CLOSE TOGETHER TO NEIGHBORS

36, 42, 44 MAIN STREET



23, 28, 30 MAIN STREET



18 MCKINLEY AVENUE





POOL APPROVED AT 28 MAIN STREET – 1820 DWELLING



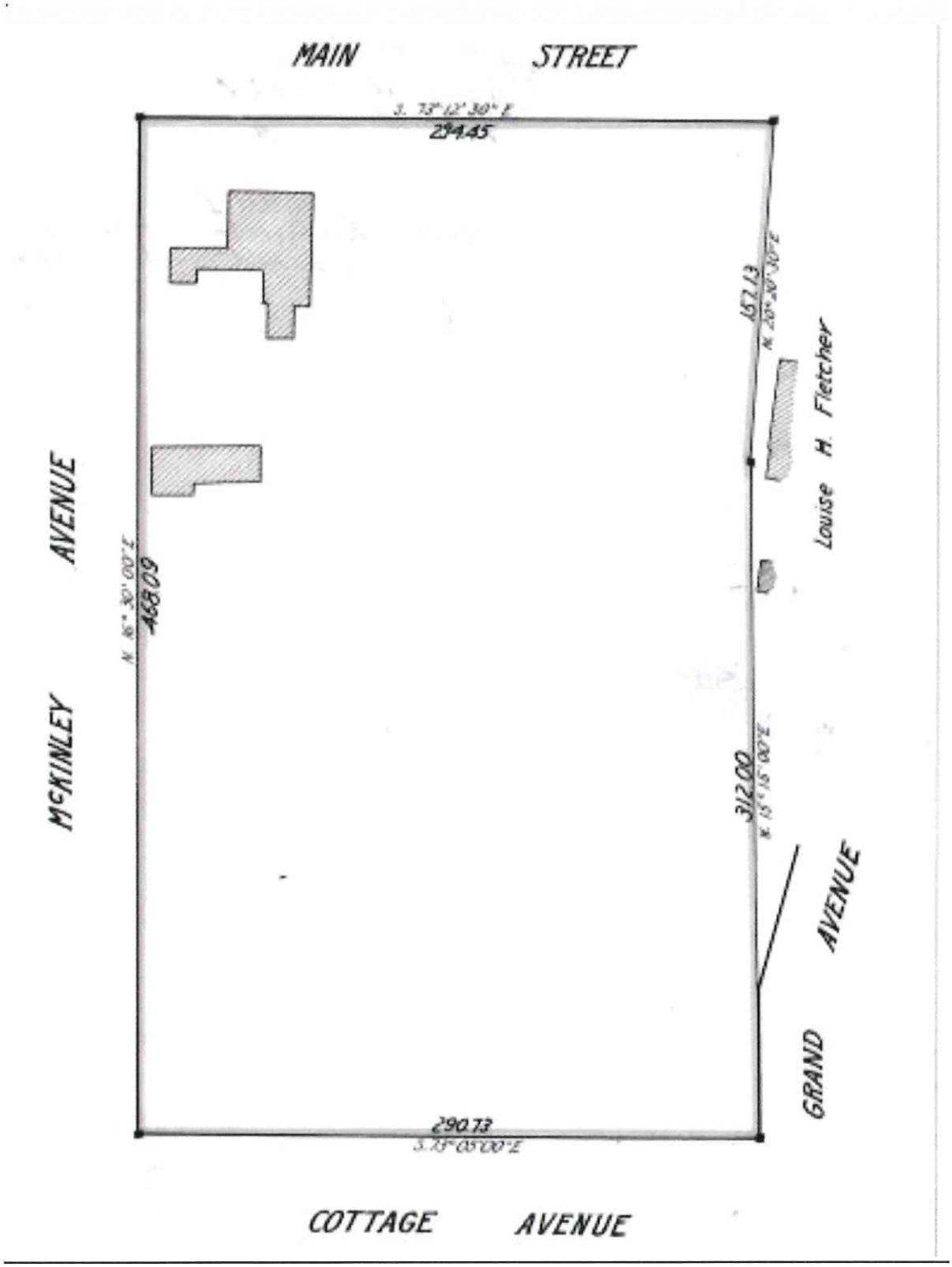
1910 IMMEDIATE ABUTTER AT 2 MCKINLEY AVENUE – ENTRACE AWAY FROM 20 MAIN ST.



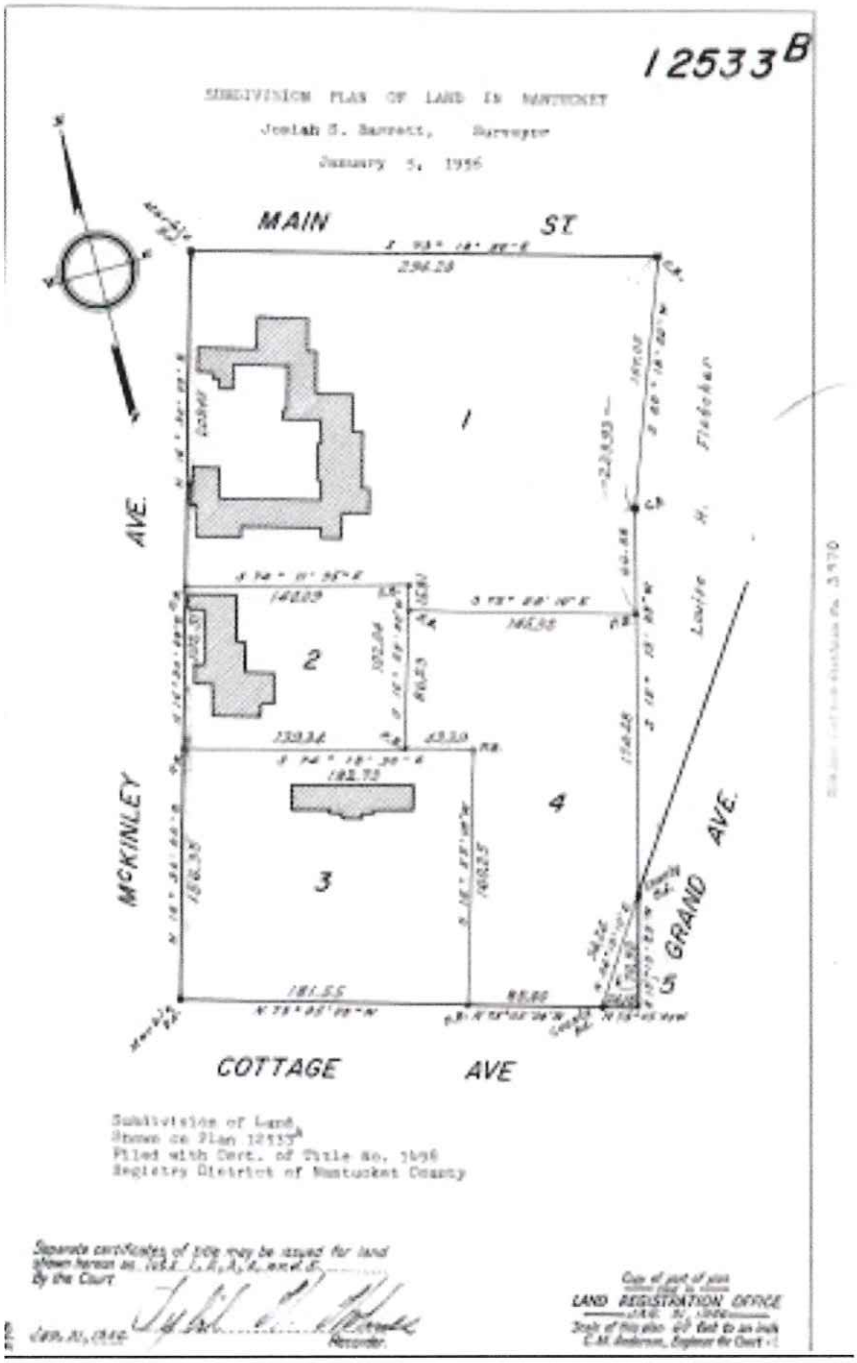
2003 COTTAGE IS TOWARDS REAR OF LOT WITH THE BACK FACING 20 MAIN STREET



1927 LAND COURT PLAN WITH ORIGINAL PLAN BEFORE BARN WAS ATTACHED WITH THE EXTENTION WITH BEDROOMS AND THE RECREATION ROOM



1956 LAND COURT PLAN



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

7 N. Gully Rd
Color Change | Windows
Steven, Abby, Joe, Val + Angus

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

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If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 8/21/24
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N/A	Copy of Minutes (application item circled)
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	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
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✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road 9/5/24
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 9/5/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.3 PARCEL N°. 123

Street & Number of Proposed Work: 7 North Gully Road

Owner of record: Three North Gully Road LLC

Mailing Address: PO Box 715
Foxborough, MA 02035

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2024-04-10369

☐ Pool (Zoning District _____) ☐ Roof ☒ Other All Double hung windows change to 6 over 6 Lite

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) • Front ☐ _____ Side

☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim White - Cobblestone Gray Sash White - Cobblestone Gray Doors Mineral Alloy - All Doors

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/31/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 6/18/24

HDC2024-04-10169

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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Foxborough, MA 02035

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Botticelli + Pohl

Mailing Address: 11 Old South Road
Nantucket, MA 02554

Contact Phone #: 228-5455 E-mail: _____

FOR OFFICE USE ONLY 15266

Date application received: 4/24/24 Fee Paid: $ 57

Must be acted on by: 6/21/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 73'-0" Sq. Footage 1st floor: 2249
Width: 41'-10" Sq. footage 2nd floor: 629
Sq. footage 3rd floor: _____

Decks/Patio: Size: 7'x29' ☒ 1st floor ☐ 2nd floor
Size: (3) 4'x6'-4" ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North 22'-5" South 22'-5" East 22'-5" West 22'-5"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Waterstruck ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 5 /12 Dormer 3.5 /12 Other 4/12 Broken Back

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 8" Corner boards 5/4x6 Frieze 1x6
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Boston Sash

Doors* (type and material): ☐ TDL ☒ SDL Front 1 Light/Panel, WOOD Rear French, WOOD Side 9 Light/Panel, WOOD
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim Platinum Gray Sash Platinum Gray Doors Platinum Gray
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/19/24 Signature of owner of record _____ Signed under penalties of perjury

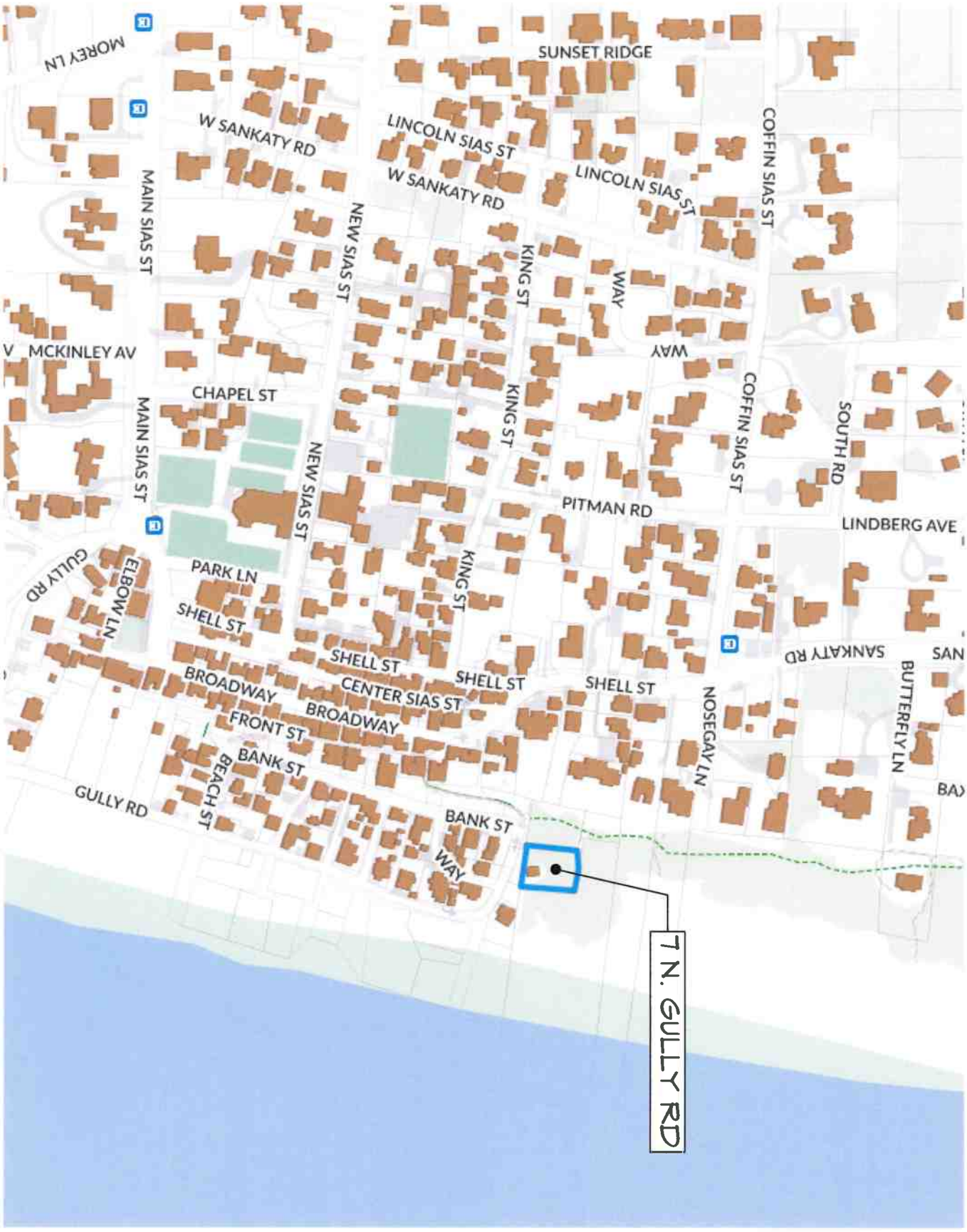


Nantucket Roses in 'Sconset | By Georgia Grace | Ba...

www.pinterest.com

LRV: 27.32

Mineral Alloy 1622



L-1.1

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

All drawings and designs contained are the sole property of Botticelli & Pohl, P.C.
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Locus Map

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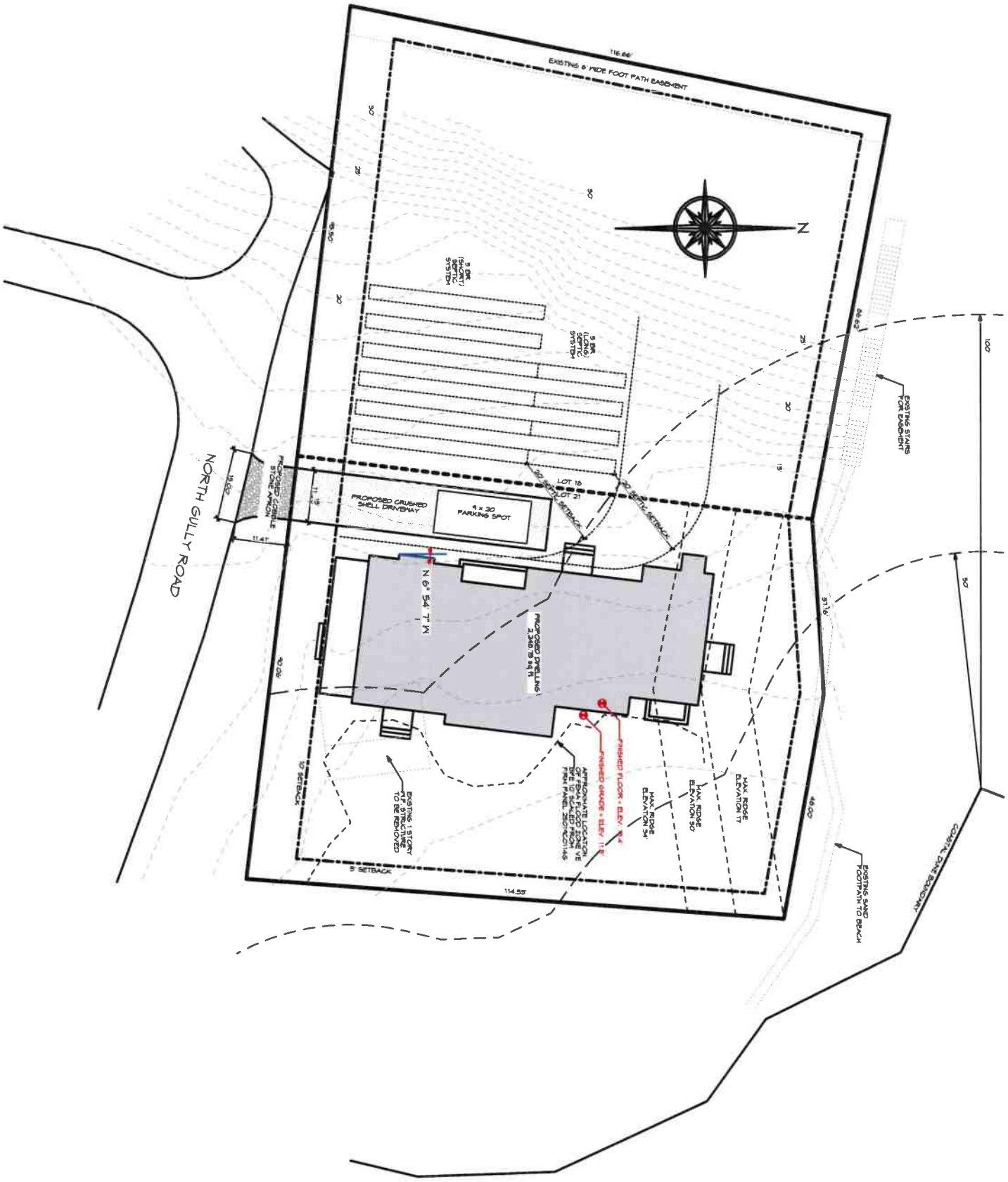
31 STATE STREET, BOSTON, MA 02109 P 617 482 4543
BOTTICELLIANDPOHL.COM



ID# L-1.2

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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Site Plan

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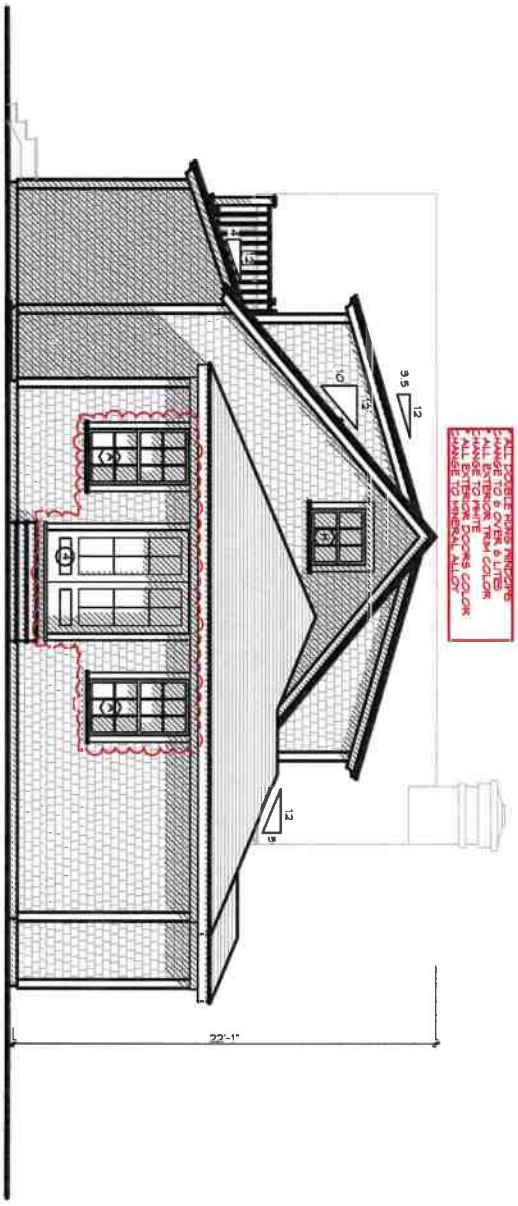

A-2.1

ID #

Residence at
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North Elevation

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P 508.228.5455
31 STATE STREET, BOSTON, MA 02109 P 617.482.4543
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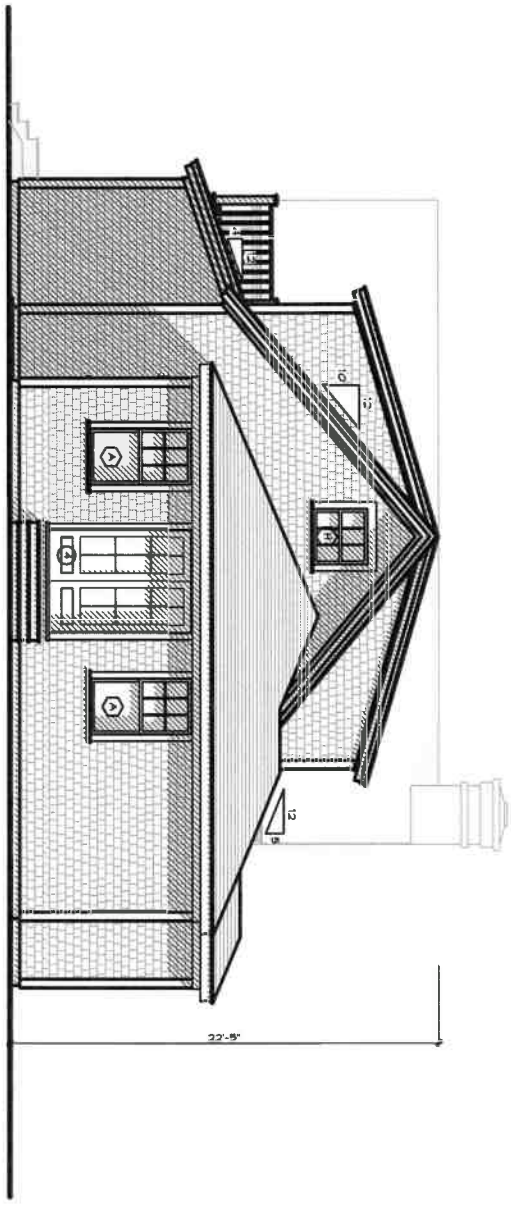

Drawing Approved

A-2.1 ID#

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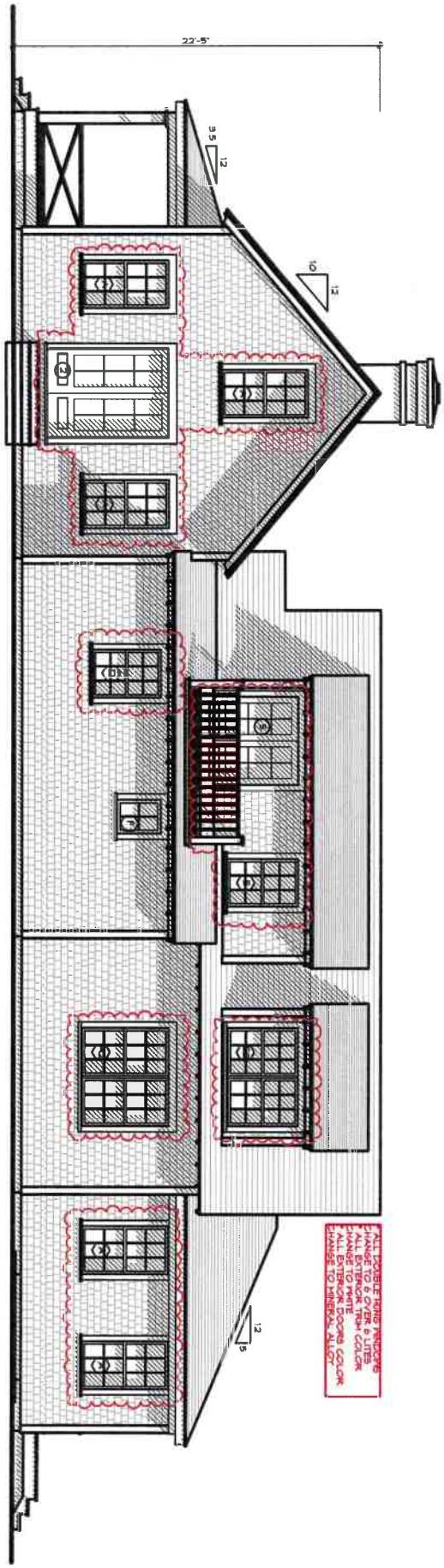

A-2.2

ID #

Residence at
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East Elevation

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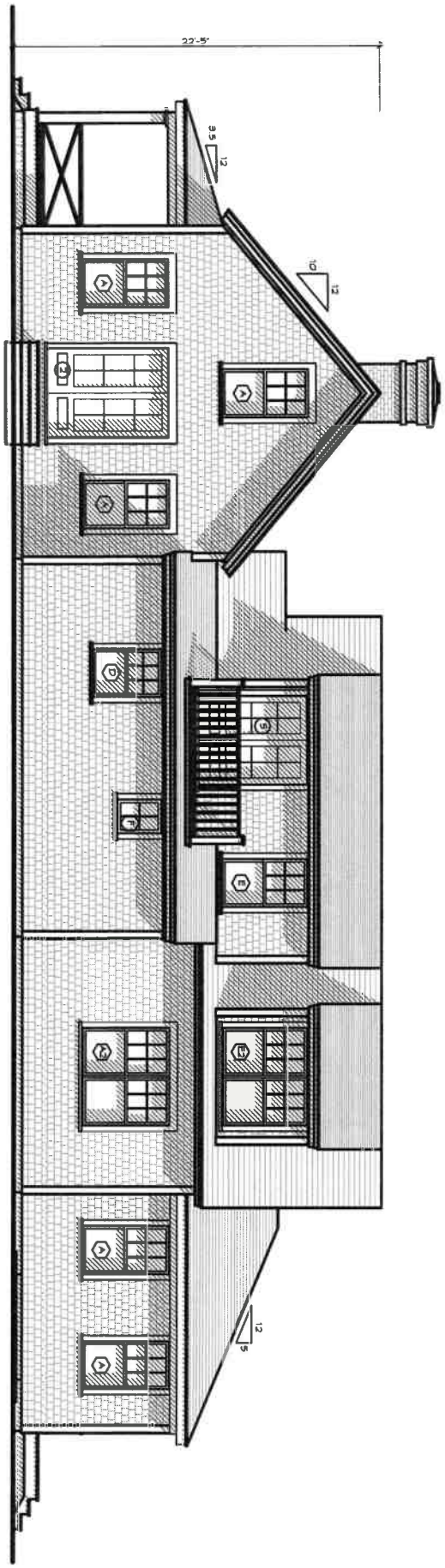

Approved

ID # A-2.2

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East Elevation

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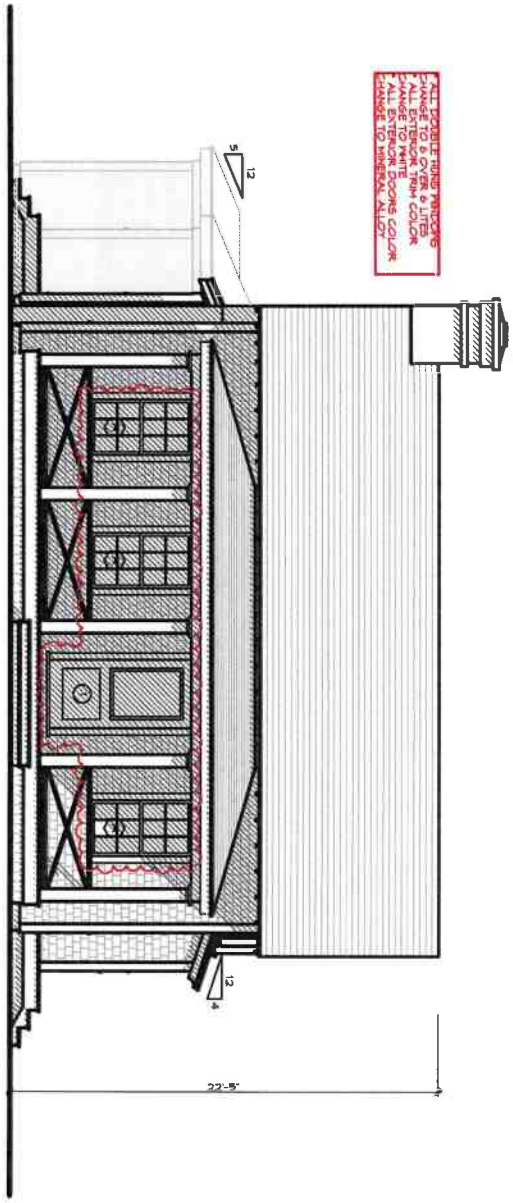

ID # A-2.3

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South Elevation

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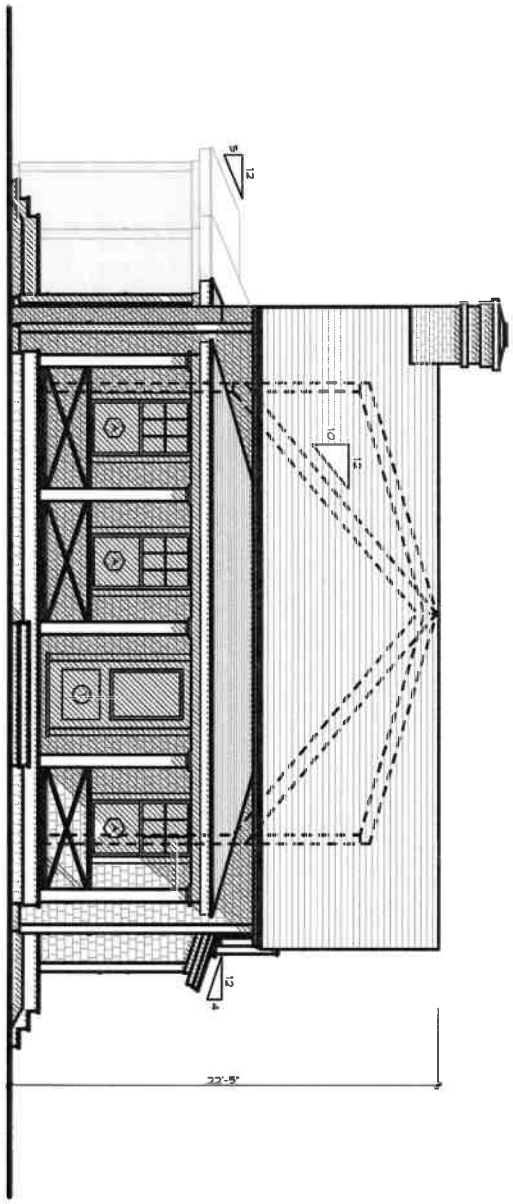
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.3

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South Elevation

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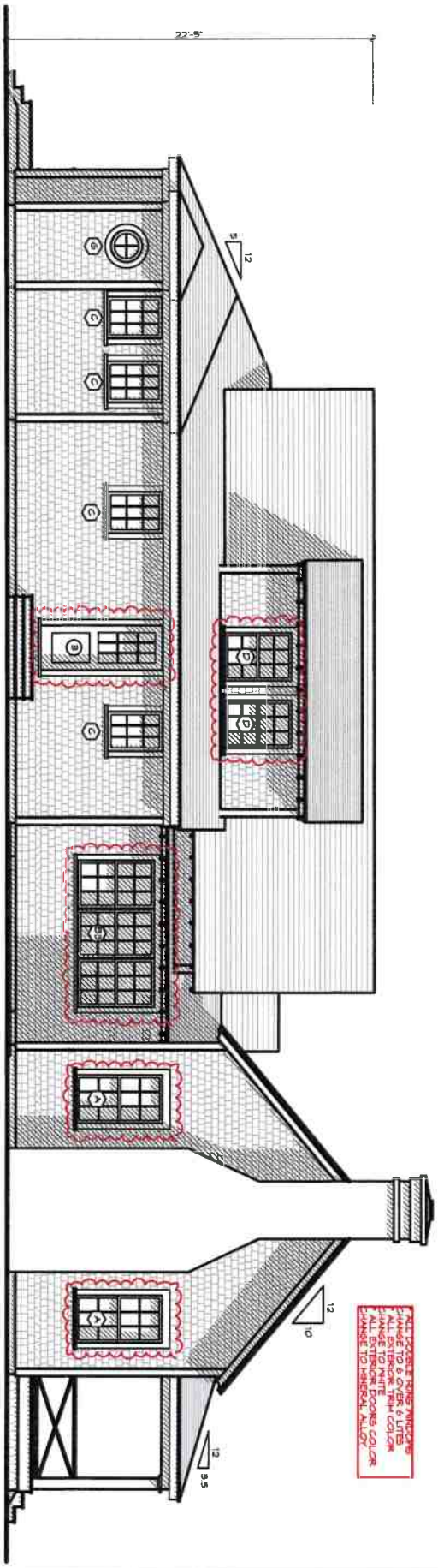
BOTTICELLIANDPOHL.COM



A-2.4

ID #

Residence at
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Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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West Elevation

BOTTICELLI & POHL

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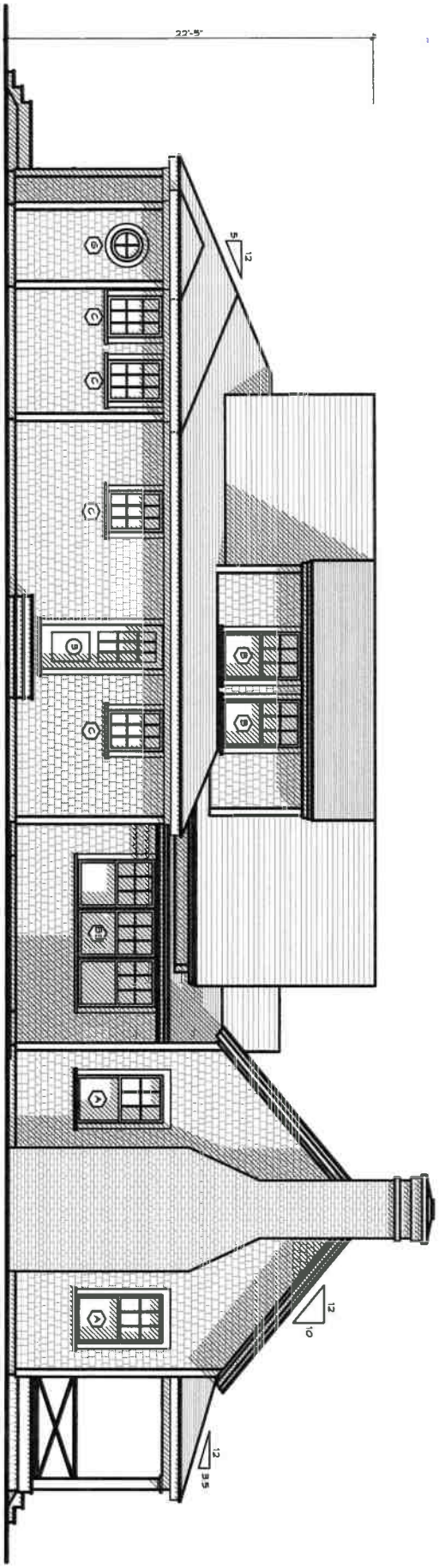
P 508 228 5455

31 STATE STREET, BOSTON, MA 02109
P 617 482 4543

BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-2.4

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Nantucket, MA 02554

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West Elevation

BOTTICELLI & POHL

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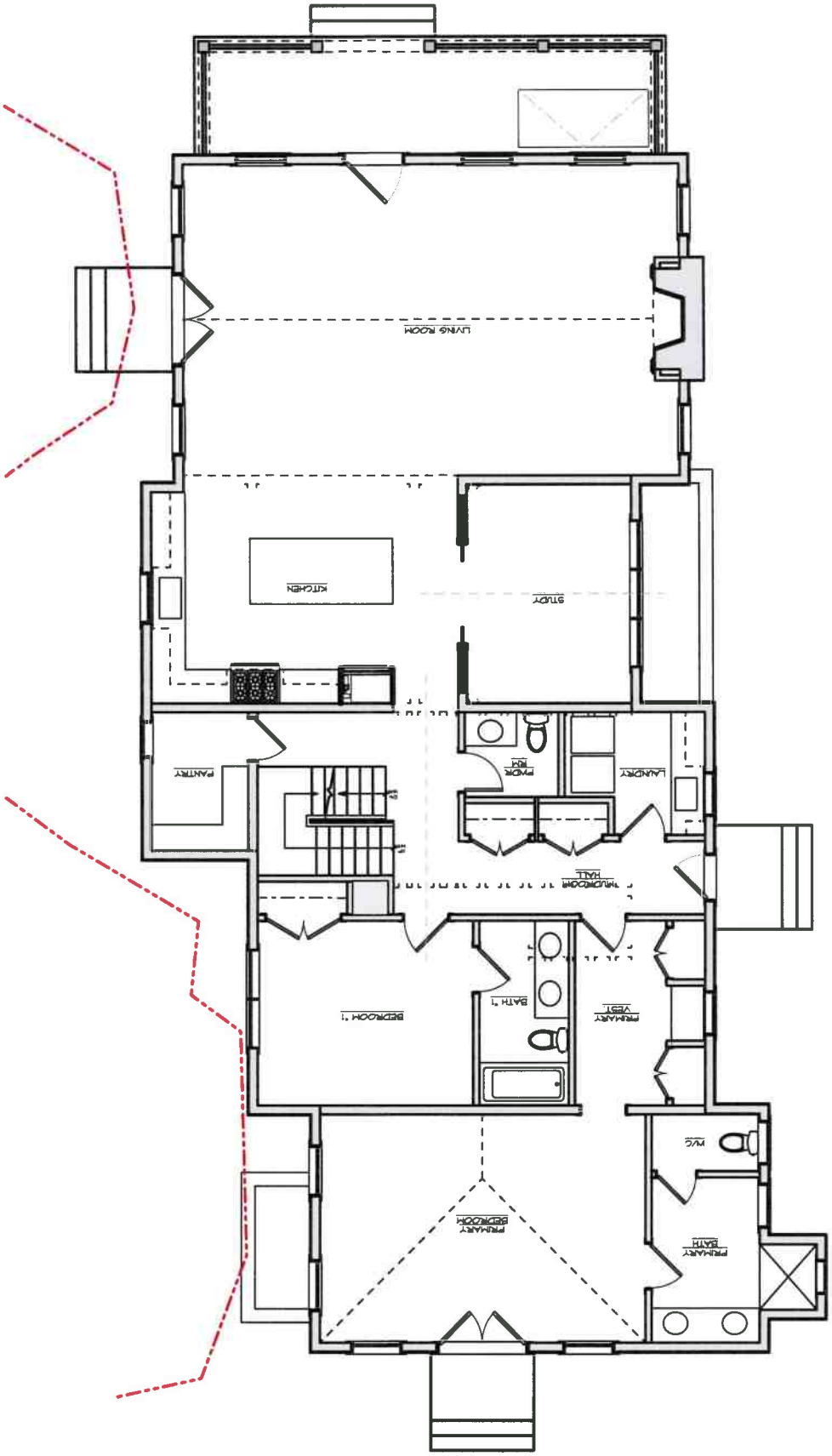

A-1.1

ID #

Residence at
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Nantucket, MA 02554

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PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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First Floor Plan

BOTTICELLI & POHL

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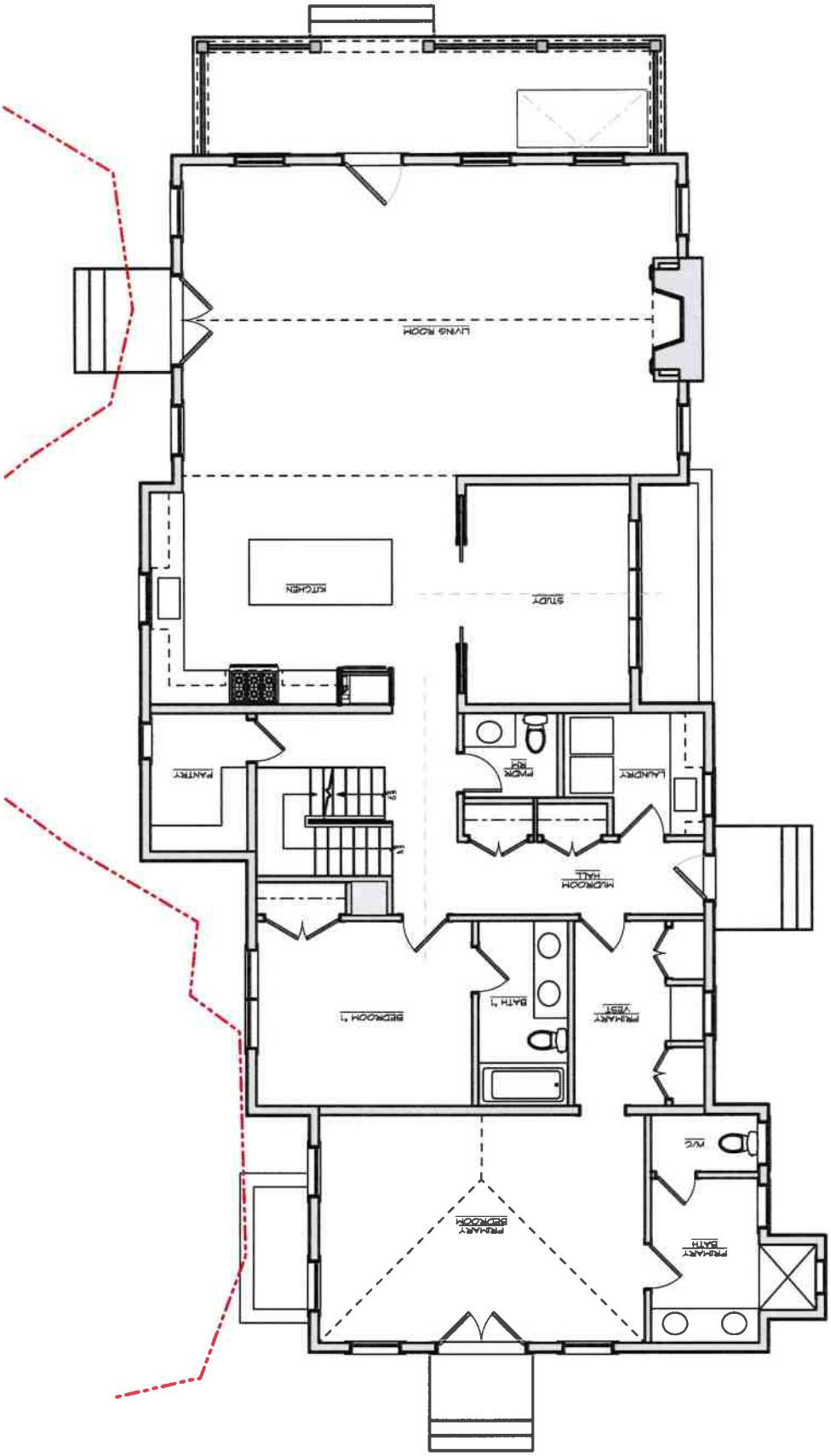

Previously Approved

A-1.1 ID#

Residence at
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Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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First Floor Plan

BOTTICELLI & POHL

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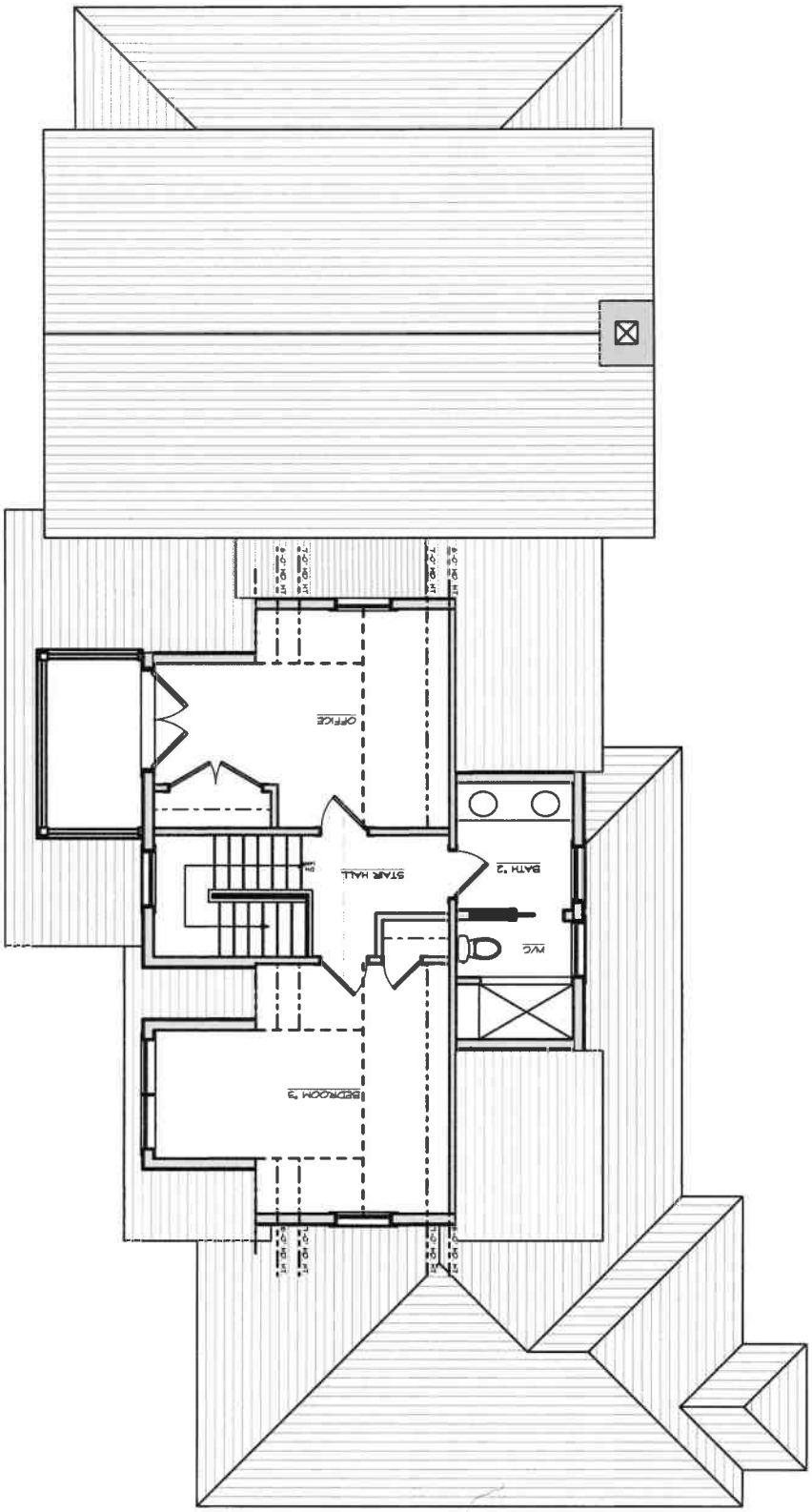

A-1.2

ID #

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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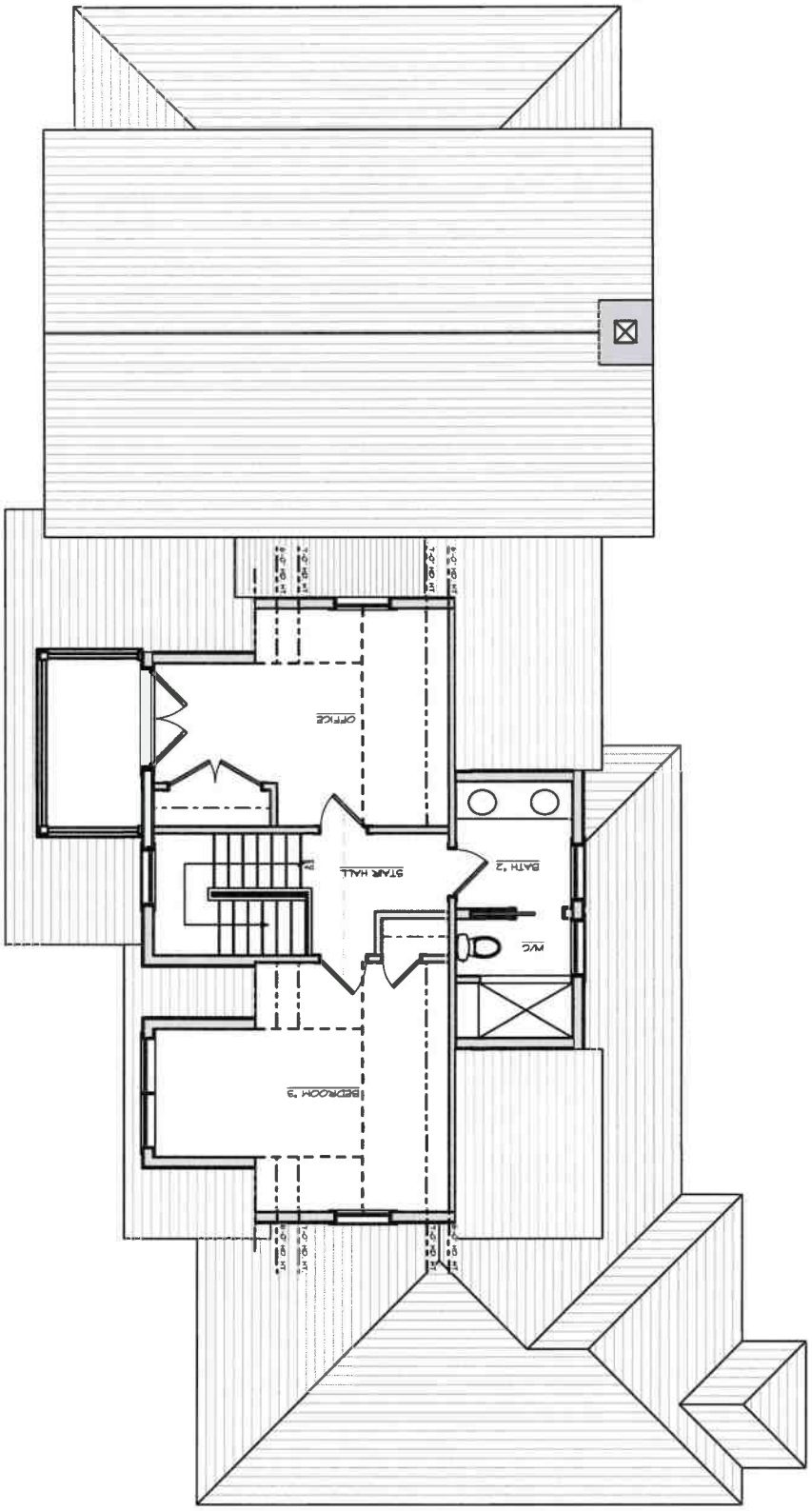
No publication or use of these documents is permitted without prior approval from Botticelli & Pohl, P.C.

Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM



Previously Approved

ID# A-1.2

Residence at
7 N. Gully Road
Nantucket, MA 02554

MAP NO: 73.1.3 ZONING INFO: SR-1
PARCEL NO: 123 PROJECT NO: REVISED: 4/19/24

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Second Floor Plan

BOTTICELLI & POHL

11 OLD SOUTH ROAD, NANTUCKET, MA 02554 P. 508 228 5455
31 STATE STREET, BOSTON, MA 02109 P. 617 482 4543
BOTTICELLIANDPOHL.COM

Residence at
7 N. Gully Rd
Nantucket, MA
Window & Exterior Door Schedule

H.D.C. Submission: 4/22/24, 6/12/24, 8/26/24
Rev: 6/12/24 (BT), 7/5/24 (BT), 7/8/24 (BT), 8/26/24 (PL)
Build Dept: 6/26/24

Notes:

1. All windows to be Boston Sash, double glazed, 5/8" SDL with muntin configurations as shown on drawings, unless otherwise noted.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
2. All doors to be Boston Sash, double glazed, 5/8" SDL with muntin configurations as shown on drawings.
   Min. dp 30 rating required. Low E 272 Argon glass. U-value of .29.
   All glazing to come with compliance sticker as required by local building codes. NO ETCHED GLASS.
3. Mill shop to provide drawings for all window and door units to architect for approval prior to commencing construction.
5. Storms/screens TBD
6. Provide tempered glass in all locations required by code.

Window Schedule

No.	Qn.	Type	Manuf.	Product Number	Frame size	Rough Opening	Lights	Comments
A	13	Double Hung	Boston Sash	N/A	3'-0" x 5'-6"	TBD	6 over 6	
A2	1	(2) Double Hung	Boston Sash	N/A	(2) 3'-0" x 5'-6"	TBD	6 over 6	
B2	1	Double Hung	Boston Sash	N/A	(2) 3'-0" x 5'-0"	TBD	6 over 6	
B3	2	(3) Double Hung	Boston Sash	N/A	(3) 3'-0" x 5'-0"	TBD	6 over 6	
C	4	Casement	Boston Sash	N/A	2'-8" x 3'-4"	TBD	9	
D	3	Double Hung	Boston Sash	N/A	3'-0" x 4'-2"	TBD	6 over 6	
E	1	Double Hung	Boston Sash	N/A	3'-0" x 4'-6"	TBD	6 over 6	
E2	1	(2) Double Hung	Boston Sash	N/A	(2) 3'-0" x 4'-6"	TBD	6 over 6	
F	1	Casement	Boston Sash	N/A	2'-2" x 2'-10"	TBD	4	
G	1	Fixed Round	Boston Sash	N/A	2'-0" x 2'-0"	TBD	4	
H	1	Double Hung	Boston Sash	N/A	3'-0" x 3'-0 1/2"	TBD	3 over 3	

Door Schedule

No.	Qn.	Type	Manuf.	Model	Door Dimension	Rough Opening	Lights	Comments
1	1	Entry	Boston Sash	N/A	3'-6" x 7'-6"	TBD	1	1 light over panel
2	1	Double French Doors	Boston Sash	N/A	(2) 2'-8" x 7'-6"	TBD	6 ea.	6 light over panel
3	1	Side Entry	Boston Sash	N/A	2'-8" x 7'-6"	TBD	9	9 light over panel
4	1	Double French Doors	Boston Sash	N/A	(2) 2'-8" x 7'-6"	TBD	6 ea.	6 light over panel
5	1	Double French Doors	Boston Sash	N/A	(2) 2'-8" x 6'-4"	TBD	6 ea.	6 light over panel
6	1	Deck Hatch	Acudor	TBD	30" x 96"	TBD	N/A	verify electric actuator
7	1	Basement Bulkhead Door	TBD	TBD	3'-0" x 7'-6"	3'-2 1/2" x 7'-8 1/4"	TBD	verify door spec w/builder

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Lisa Botticelli

AS AGENT FOR Three North Gully Road LLC

STREET ADDRESS 7 North Gully Road

MAP/PARCEL 73.1.3 / 123

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON August 21, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

8/21/24
Date

Subject: 7 N Gully
Date: Friday, April 19, 2024 at 9:06:12 AM Eastern Daylight Time
From: Bill Belichick
To: Lisa Botticelli, Debby Belichick, Tammy Conway

Lisa,
As the owner of the LLC for the property at 7 N Gully in Codfish Park, you have my permission to sign applications for building on 7 N Gully Road on my behalf.
Feel free to call or email me if you have any questions.
Thank you, Bill Belichick

bbsconset@gmail.com
508/648-5522

ADDRESS: 50 Hummock Pond Rd
DATE HEARD: 12/2/2021
SITTING BOARD: Poth, McLaughlin, Coombs, Oliver, Thornewell

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9/9/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 50 Hummock Pond Rd 2021-11-5032
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

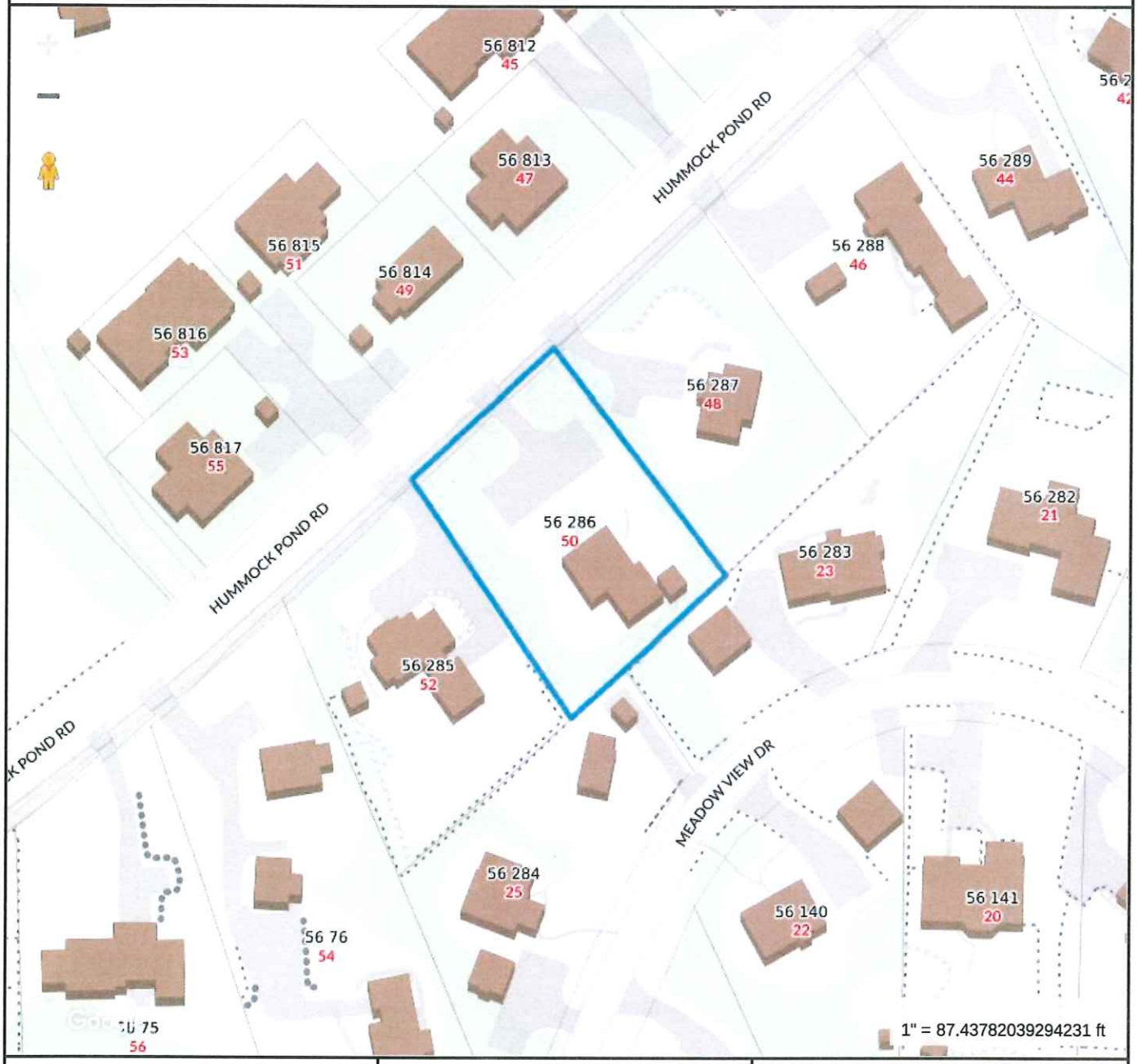
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Victoria P Ewing Date: 9/9/2024



Property Information

Property ID	4274
Location	50 HUMMOCK POND RD
Owner	BRESCHER JOHN B TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Property Info:

Map & Parcel	56/286	Lot Size	20,007 sq. ft
District/Zoning	R-20	Allowable Ground Coverage	5,001.75 sq. ft
Minimum Lot Size	10,000 sq ft	Existing Ground Coverage	1,424 sq. ft
Frontage	75 ft	Proposed 2nd Dwelling Ground Coverage	945 + 63 = 1008 sq. ft
Ground Cover Ratio	25%		
Front Setback	20 ft	Total Proposed Ground Coverage	2,495 sq. ft.
Side/Rear Setback	10 ft		

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ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF JBSTUDIO. JBSTUDIO CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION IF THERE ARE ANY QUESTIONS, PLEASE CALL JBSTUDIO.
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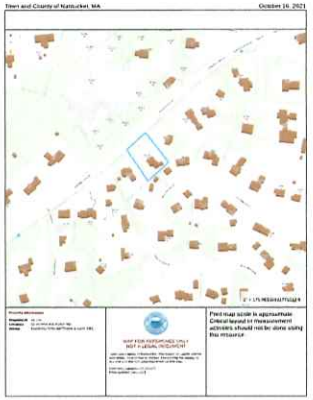
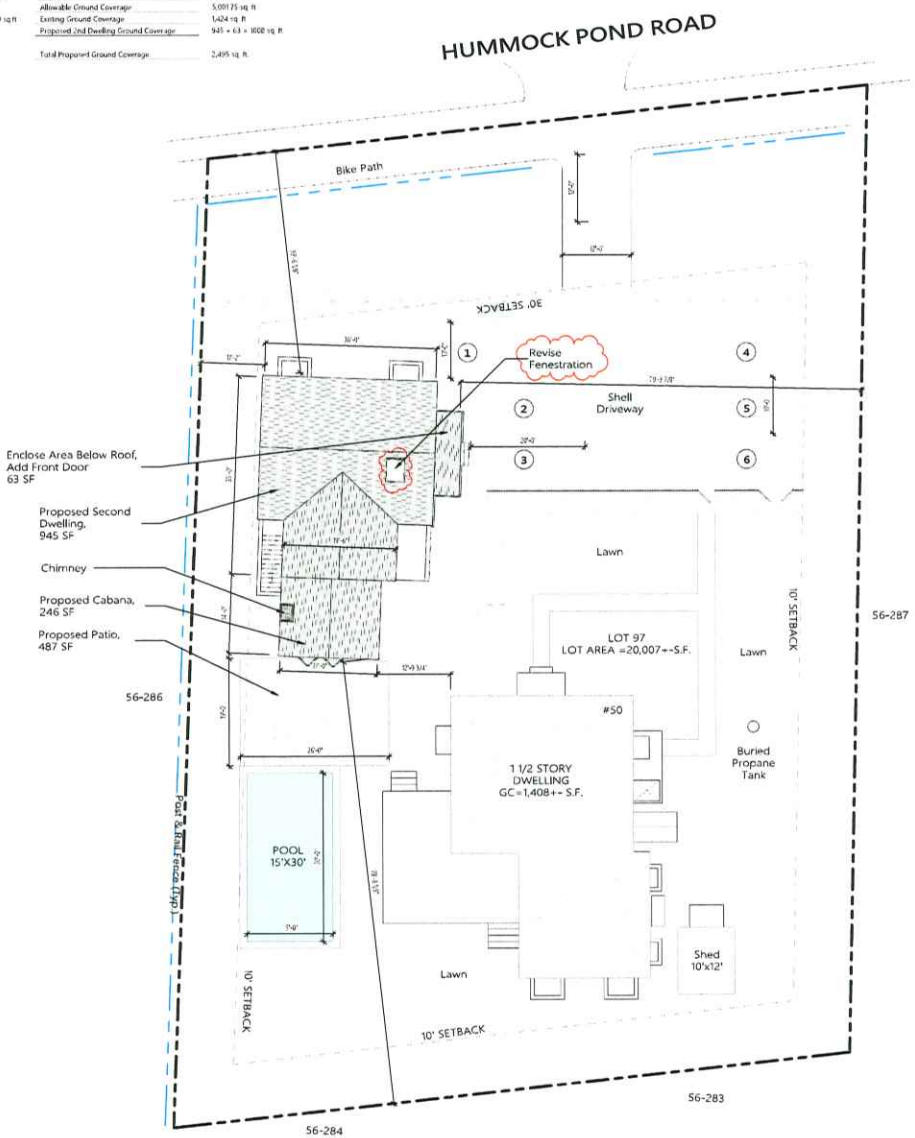
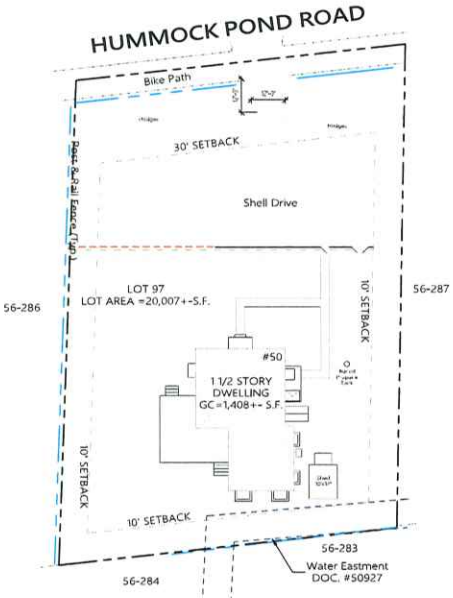




2 Site Plan - Proposed

1" = 10'-0"



1 Site Plan - Existing/Demo

1" = 20'-0"

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Project

Mitchell Residence

50 Hummock Pond Rd., Nantucket, MA 02554

Sheet

Site Plan

SHEET INDEX

C.100 Site Plan
A.201 Exterior Elevations
A.102 Floor Plans
Grand total: 3

Date

08.26.2024

Revisions

C.100

Scale: As indicated

8/27/2024 1:15:19 AM

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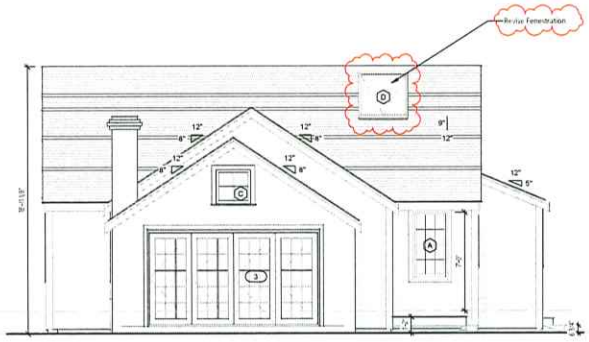
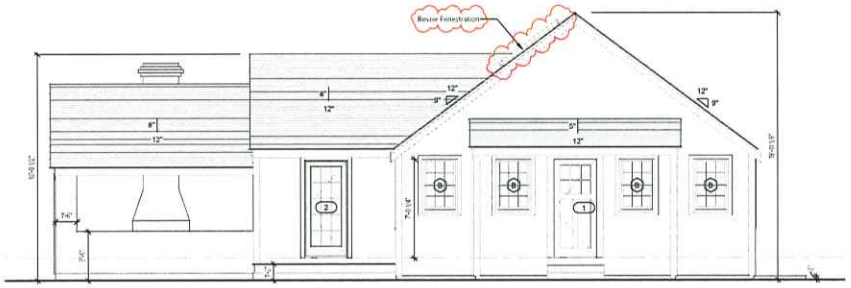
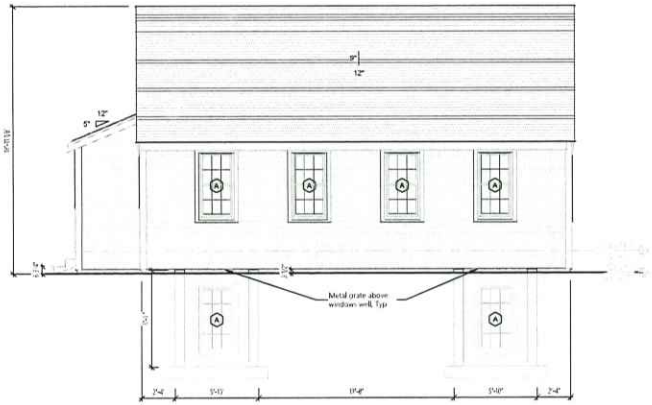


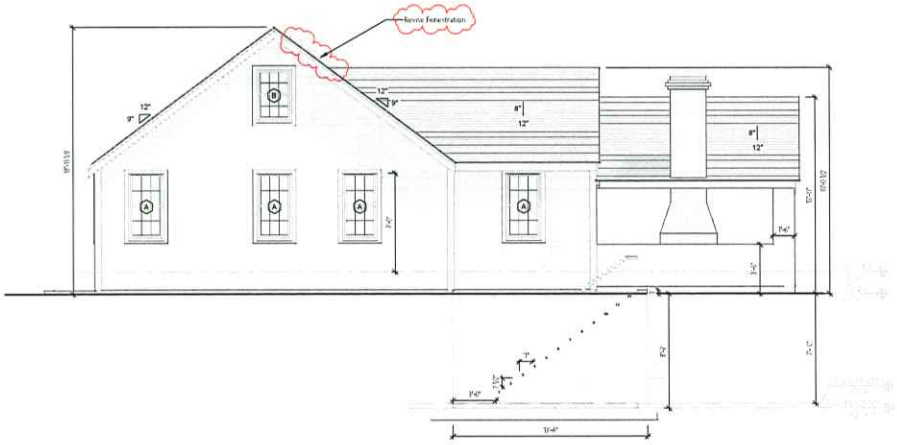
1 Proposed South Elevation
1/4" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"



3 Proposed North Elevation - No Changes
1/4" = 1'-0"



4 Proposed West Elevation
1/4" = 1'-0"

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Project

Mitchell Residence

50 Hummock Pond Rd., Nantucket, MA 02554

Sheet

Exterior Elevations

SHEET INDEX

C.100 Site Plan
A.201 Exterior Elevations
A.102 Floor Plans
Grand total: 3

Date

08.26.2024

Revisions

A.201

Scale 1/4" = 1'-0"

8/27/2024 1:15:27 AM

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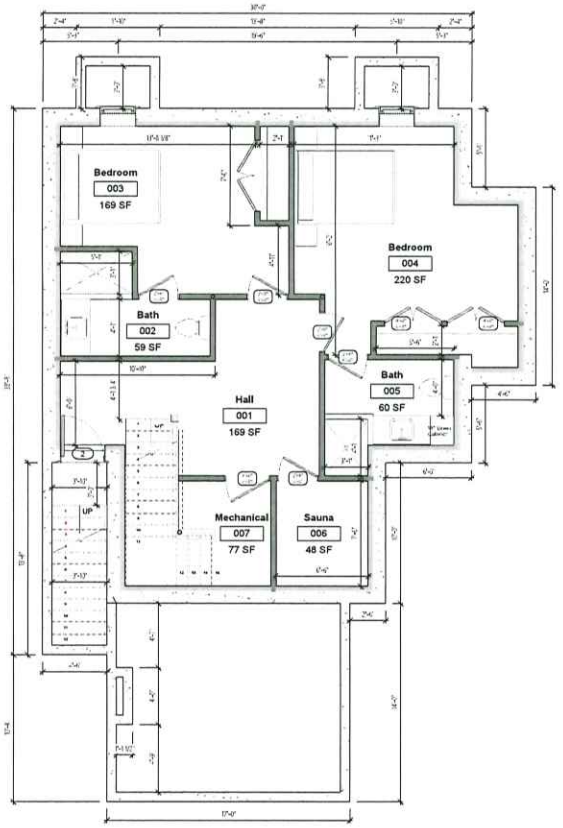
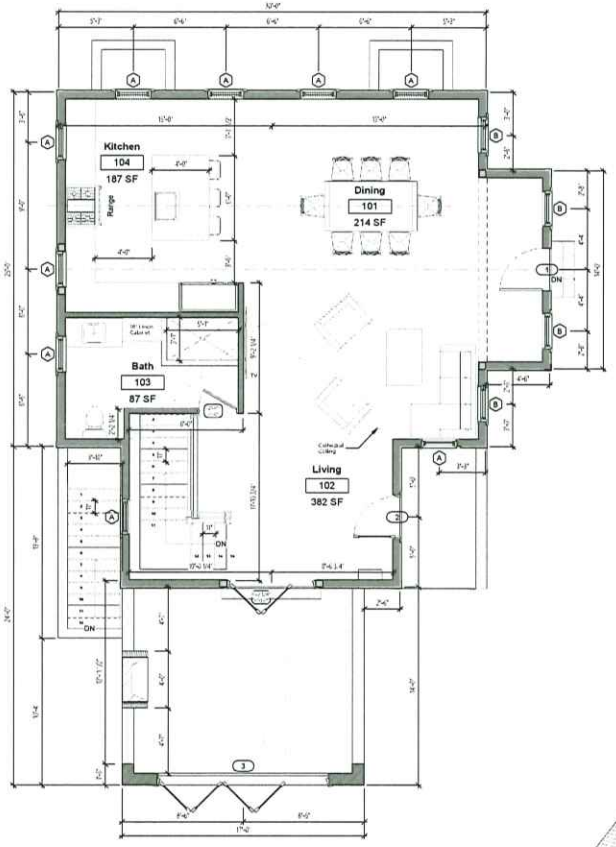
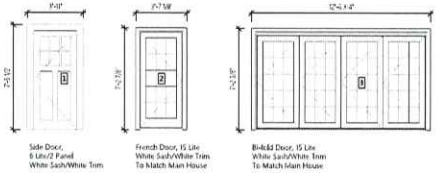


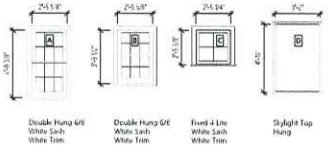
1 Basement
1/4" = 1'-0"



2 Level 1
1/4" = 1'-0"



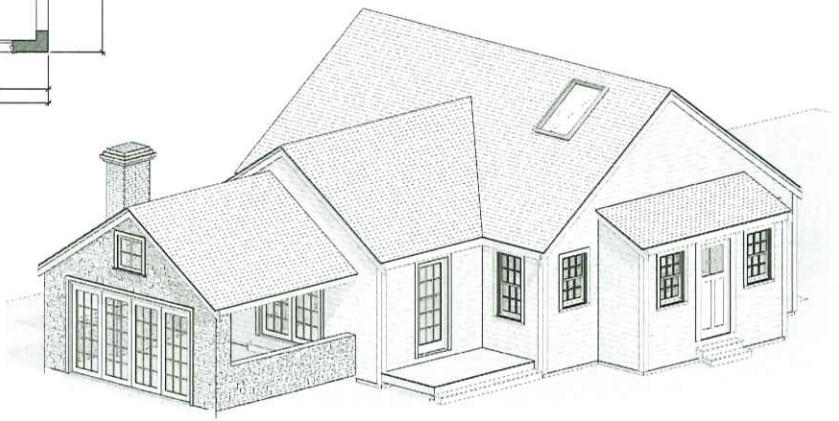
Door Schedule
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"

Door Schedule							
Mark	Width	Height	Rough Width	Rough Height	Model	DP Rating	Comments
1	3' - 0"	7' - 0"				>= 30	
2	3' - 1 7/16"	7' - 0"	3' - 2 7/16"	7' - 0 1/2"	WLBPD3070	>= 30	
3	3' - 1 7/16"	7' - 0"	3' - 2 7/16"	7' - 0 1/2"	WLBPD3070	>= 30	
5	12' - 0 13/16"	8' - 11 1/8"	12' - 1 13/16"	9' - 11 7/8"	GMOBFD480810	>= 30	

Window Schedule										
Type Mark	Count	Width	Height	Rough Width	Rough Height	Manufacturer	Model	Type	U-Value	Design Pressure	Comments
A	11	2' - 5 5/8"	4' - 8 7/8"	2' - 6 1/8"	4' - 9 3/8"	Andersen Corporation	400-Series Tilt-Wash Double Hung	50 HP - A Type	<= 0.29	>=30	
B	5	2' - 5 5/8"	3' - 8 7/8"	2' - 6 1/8"	3' - 9 3/8"	Andersen Corporation	400-Series Tilt-Wash Double Hung	50 HP - B Type	<= 0.29	>=30	
C	1	2' - 5 15/16"	5' - 6 7/16"	2' - 6 15/16"	5' - 7"	Marvin Windows and Door	WILCA1648	50 HP - C Type	<= 0.29	>=30	
D	1	3' - 4"	5' - 0"	3' - 4 1/2"	5' - 0 1/2"			50 HP - Roof D Type	<= 0.29	>=30	



3 3D View

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Sheet
Floor Plans

SHEET INDEX

C.100 Site Plan
A.201 Exterior Elevations
A.102 Floor Plans
Grand total: 3

Date
08.26.2024

Revisions

A.102

Scale 1/4" = 1'-0"

8/27/2024 1:15:31 AM

IV. CONSENT WITH CONDITIONS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Jon Schoudel **08-1477**	13 Union Street	Driveway	42.3.2/16	J. Schoudel

- Add row of vertical shrub along left side of parking area (e.g. privet) to soften; add a vertical shrub at entry way of alley to partially screen meter, etc

2.	Dan Wight **11-5183**	15 Milestone Crossing	Rev. 04-3571:	68/457	Sanne Payne

- Not to be visible at time of inspection and thereafter.

3.	Dobromir Sultanov **11-5156**	24 Hummock Pond Road	Roof top solar array	56/84.2	Ack Smart

- Not to be visible at time of inspection and thereafter.

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Thornewill
Recused	None
Documentation	None
Representing	None
Sign Advisory	None
Concerns	No additional concerns.
Motion	**Motion to Approve through staff per noted conditions. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate # **HDC2021-(as noted)**

V. NEW BUSINESS 11/09/2021

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Dieter Beauchle	7 Enterprise Circle	Roof-top solar	66/230	ACK Smart

Voting	Pohl, Camp, McLaughlin, Coombs, Oliver
Alternates	Welch, Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, and manufacturer spec sheet.
Representing	Tim Carruthers, ACK Smart Dieter Beauchele, owner
Public	None
Concerns (1:22)	**Beauchele** – He wants to combat climate change by installing solar; it will also allow him to continue to offer below-market-value housing to hospital employees. **Carruthers** – There isn't the room for a ground array. This is an exceptionally well screened single-story structure; feels you would have to go out of your way to see it. **McLaughlin** – This is not a high visibility area; he supports this. **Camp** – She'd prefer it be on the garage, which would put it on an oblique angle from the road. **Coombs** – We don't approve solar on the front elevation; asked if there is another location it could go. **Oliver** – She viewed the site; you can see the house, especially the garage, this time of year. Solar on the front elevation will continue to come up. Pointed out that the solar guidelines were written by a collaboration of people, not the HDC. It's not a lot to ask that solar panels not be on the front, especially the main mass. **Pohl** – He thinks they would be more visible on the garage. One suggestion is to put all panels on the secondary masses of the main house, another option is a ground array, and a third is to use evergreens to screen it. For him, supplementing the evergreen vegetation would alleviate his concerns; 3 well-placed junipers would solve the problem.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//Oliver, Camp, McLaughlin, Coombs, and Pohl-aye Certificate #

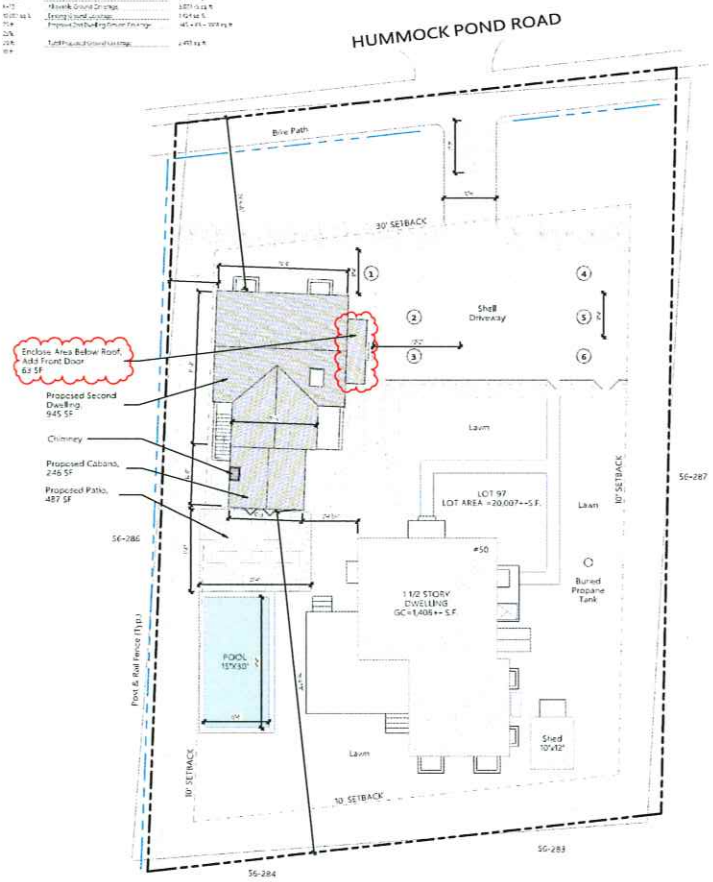
2.	Jared Mitchell	50 Hummock Pond Road	New dwelling	56/286	JB Studio

Voting	Pohl, McLaughlin, Coombs, Oliver, Thornewill
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, and photos.
Representing	Juraj Bencat, JB Studio
Public	None
Concerns (1:38)	**Bencat** – This was held for a view. **Oliver** – Her biggest concern is that the 4 east-elevation French doors facing the driveway will be visible from the road. **Thornewill** – Agrees. This looks exactly like the existing house and faces the same way; suggested turning it so the front faces the driveway. Suggested changing the north elevation so it doesn't look like the front of the existing. **Coombs** – Agrees with what's been said. The chimney should be corbelled in a more traditional manner. It's nicely scaled for the neighborhood. **McLaughlin** – Feels the commission has been leaning more toward personal tastes than the regulations as voted by the commission. East elevation, the four sliding doors exceed the 50% glass-to-wall ratio.
Motion	**Motion to Hold for revisions. (Coombs)**
Roll-call Vote	Carried 5-0//Thornewill, Oliver, McLaughlin, Coombs, and Pohl-aye Certificate #

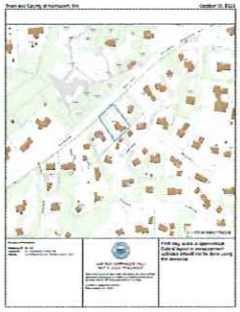
PROPOSED

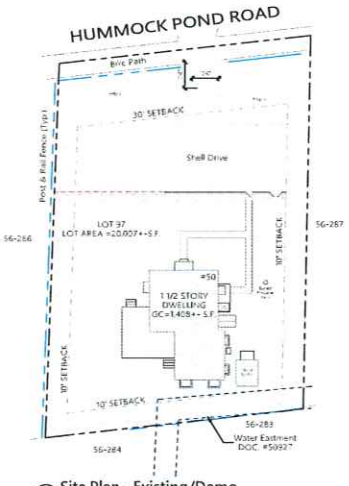
Property Info:

For HDC Submission Only - Not For Construction



② Site Plan - Proposed





① Site Plan - Existing/Demo

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Project

Mitchell Residence

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Sheet

Site Plan

Date

12.08.2021

Revisions

C.100

Scale As Indicated

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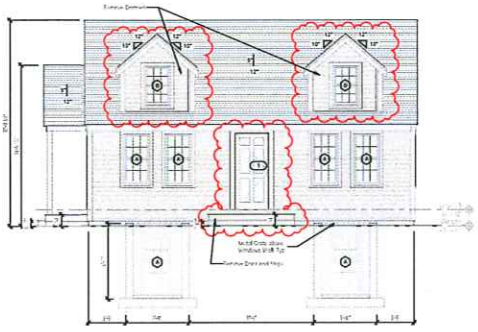
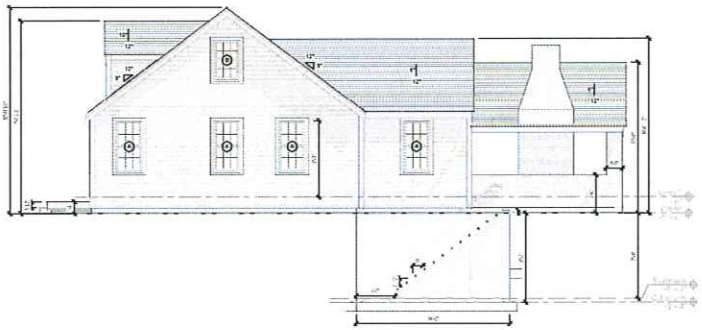
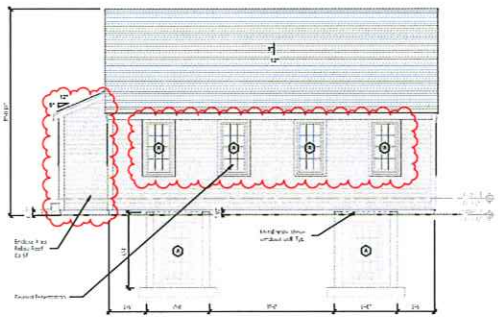


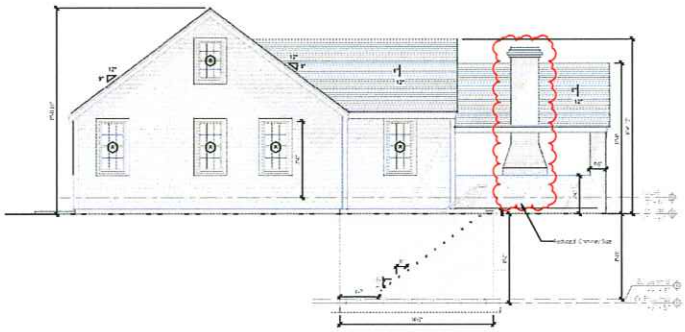
1 Previously Submitted HDC North Elevation



2 Previously Submitted HDC West Elevation



3 Proposed North Elevation



4 Proposed West Elevation

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: jura@theJBStudio.com

Project

Mitchell Residence
50 Hummock Pond Rd., Nantucket, MA 02554

Sheet

Exterior Elevations - North/West

Date

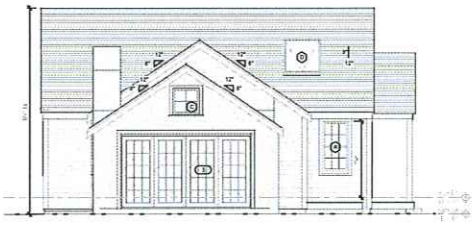
12.08.2021

Revisions

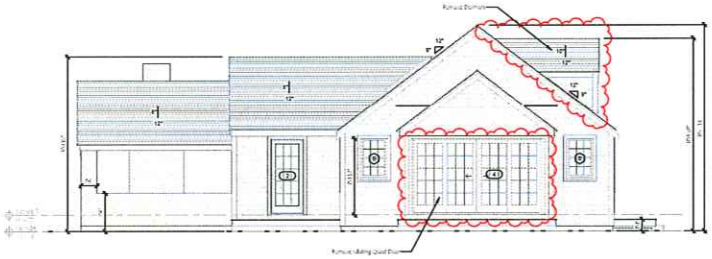
A.201

Scale 1/4" = 1'-0"

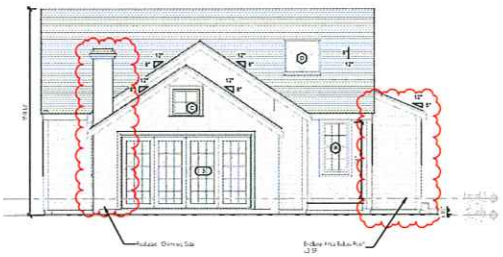
For HDC Submission Only - Not For Construction



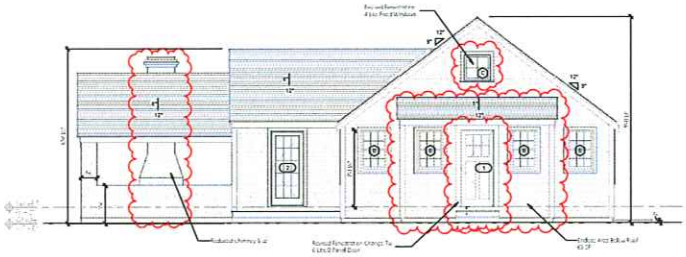
3 Previously Submitted HDC South Elevation



4 Previously Submitted HDC East Elevation



1 Proposed South Elevation



2 Proposed East Elevation

JBSTUDIO
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tel: (508) 332-9654
email: jura@theJBStudio.com

Project

Mitchell Residence
50 Hummock Pond Rd., Nantucket, MA 02554

Sheet

Exterior Elevation - South/East

Date

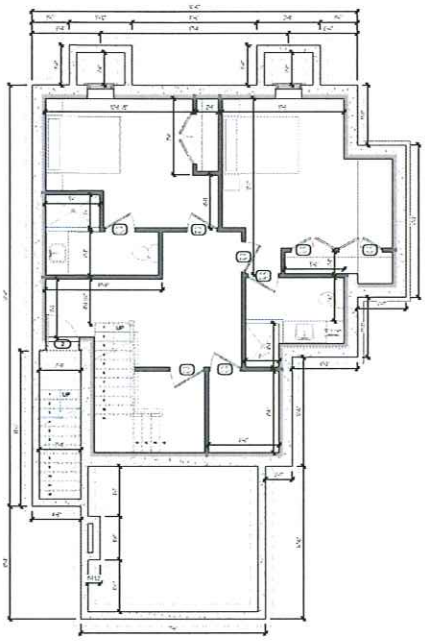
12.08.2021

Revisions

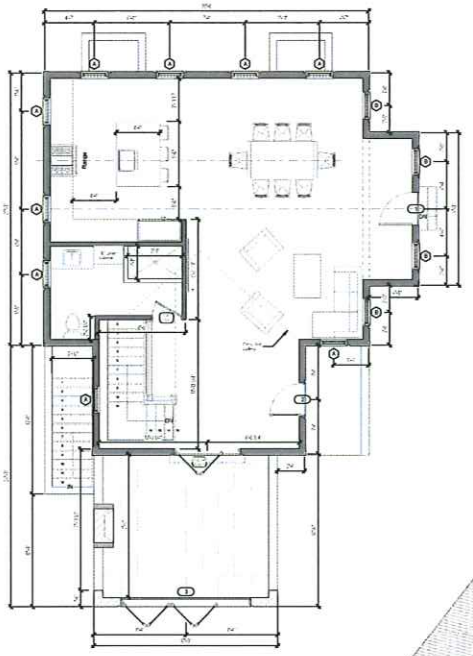
A.202

Scale 1/4" = 1'-0"

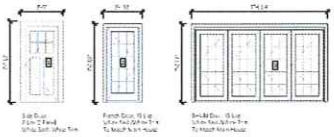
For HDC Submission Only - Not For Construction



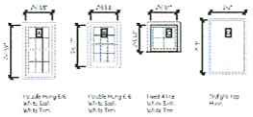
1 Basement



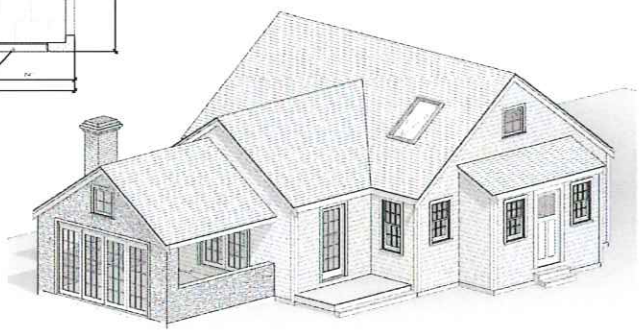
2 Level 1



Door Schedule



Window Schedule



3 3D View

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Project

Mitchell Residence
50 Hummock Pond Rd., Nantucket, MA 02554

Sheet

Floor Plans

Date

12.08.2021

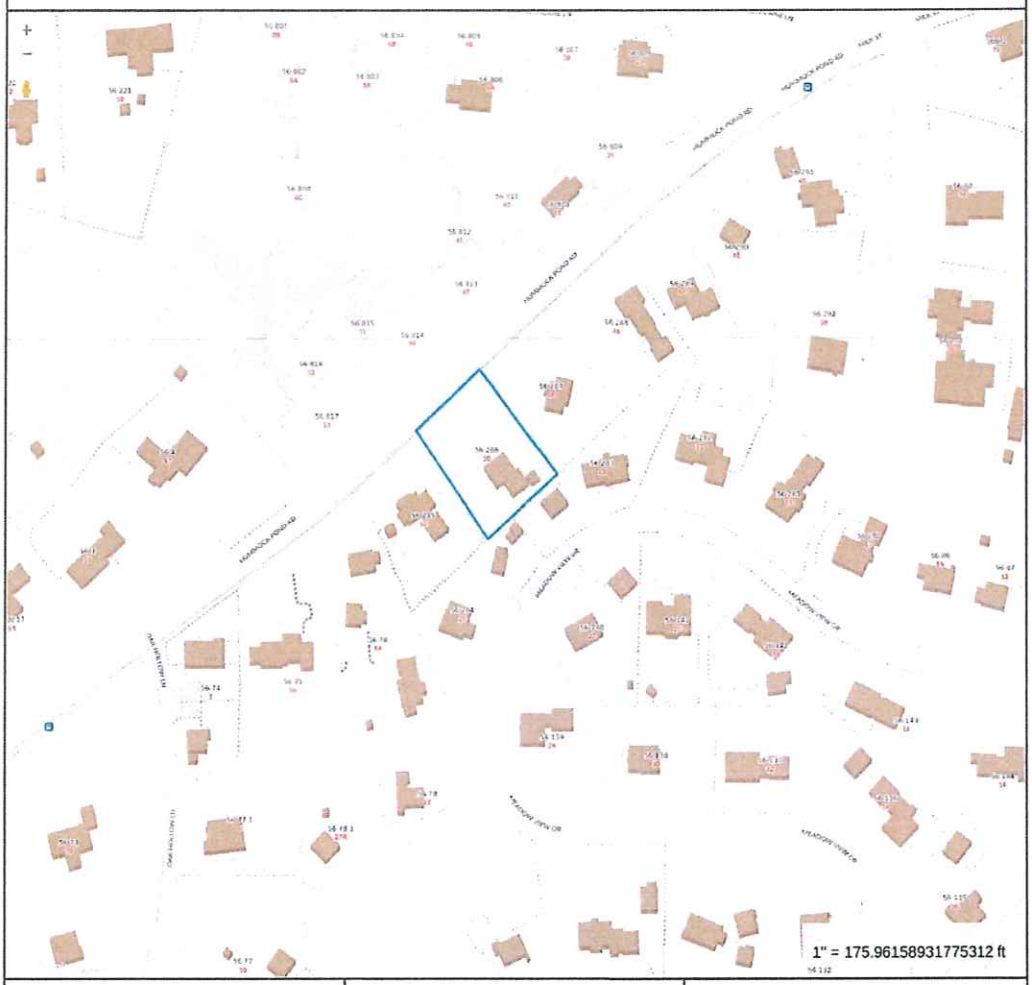
Revisions

A.102

Scale 1/4" = 1'-0"

Town and County of Nantucket, MA

October 16, 2021



Property Information

Property ID	56 286
Location	50 HUMMOCK POND RD
Owner	HARRINGTON MATTHEW & KATE TRS

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/29/2021
Data updated Jan. 2021

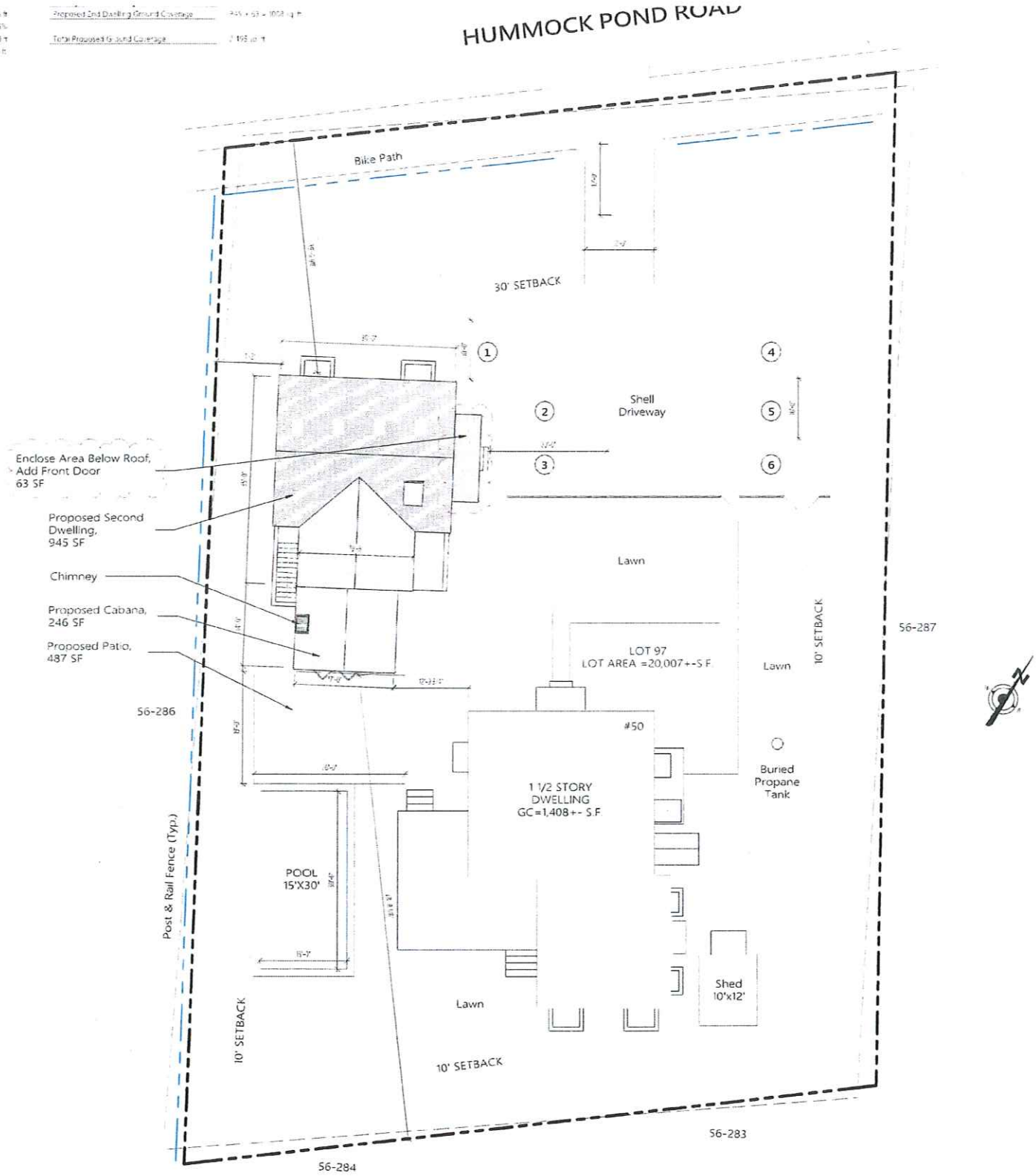
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

JBStu
PO E
Nant

tel:
emai

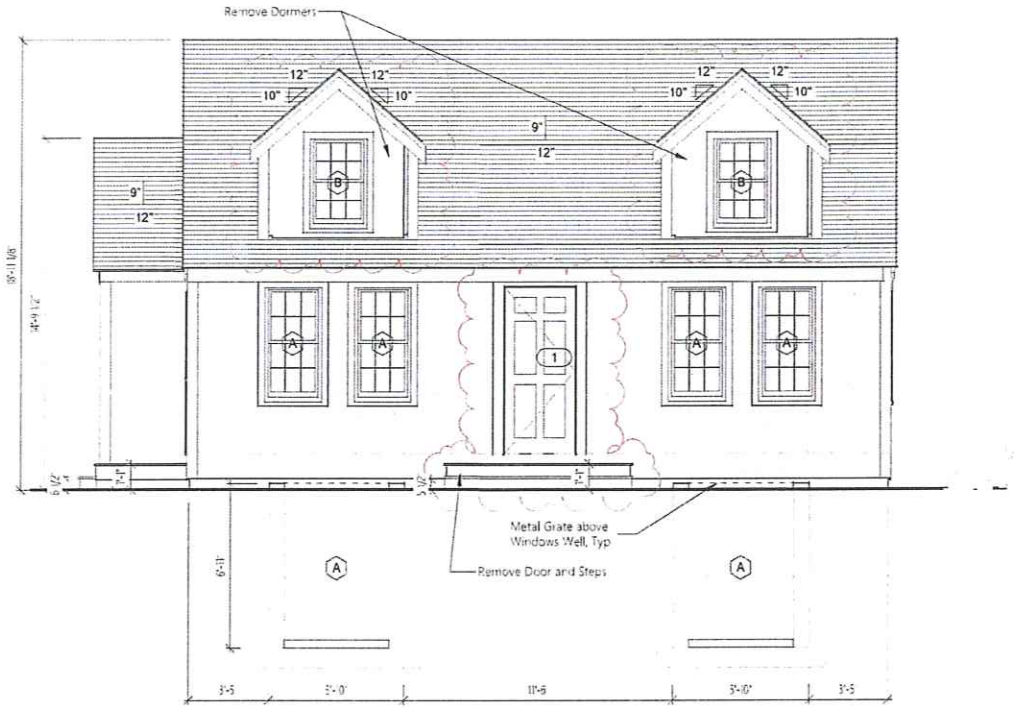
Proje

25%	Proposed 2nd Dwelling Ground Coverage	945 + 63 = 1008 sq. ft.
20%	Total Proposed Ground Coverage	2,195 sq. ft.



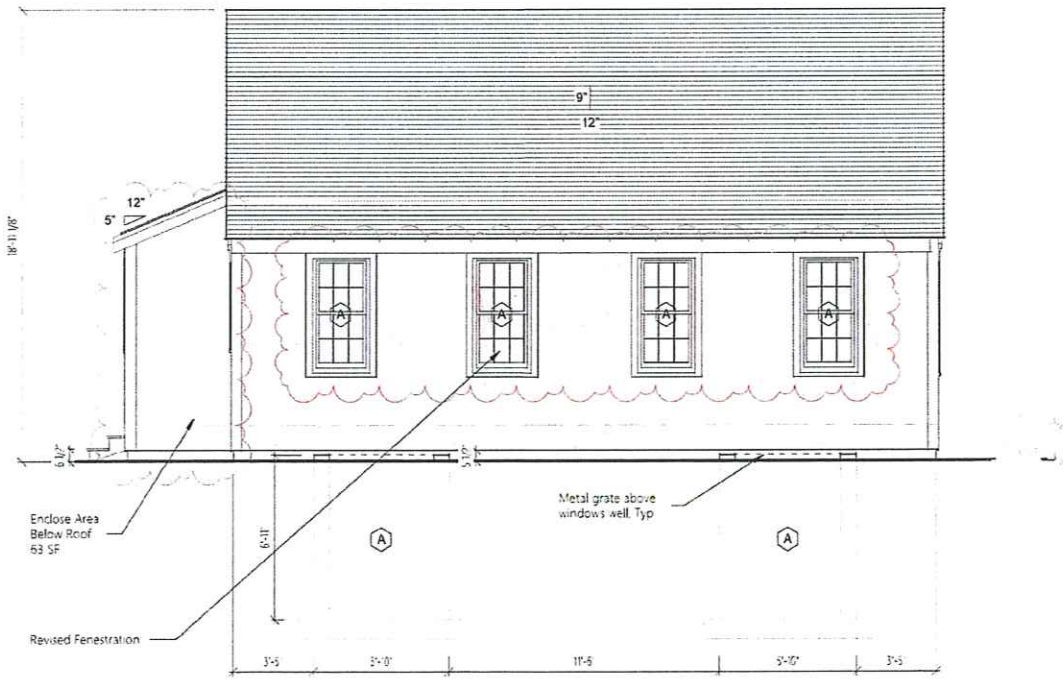
2 Site Plan - Proposed

1" = 10'-0"



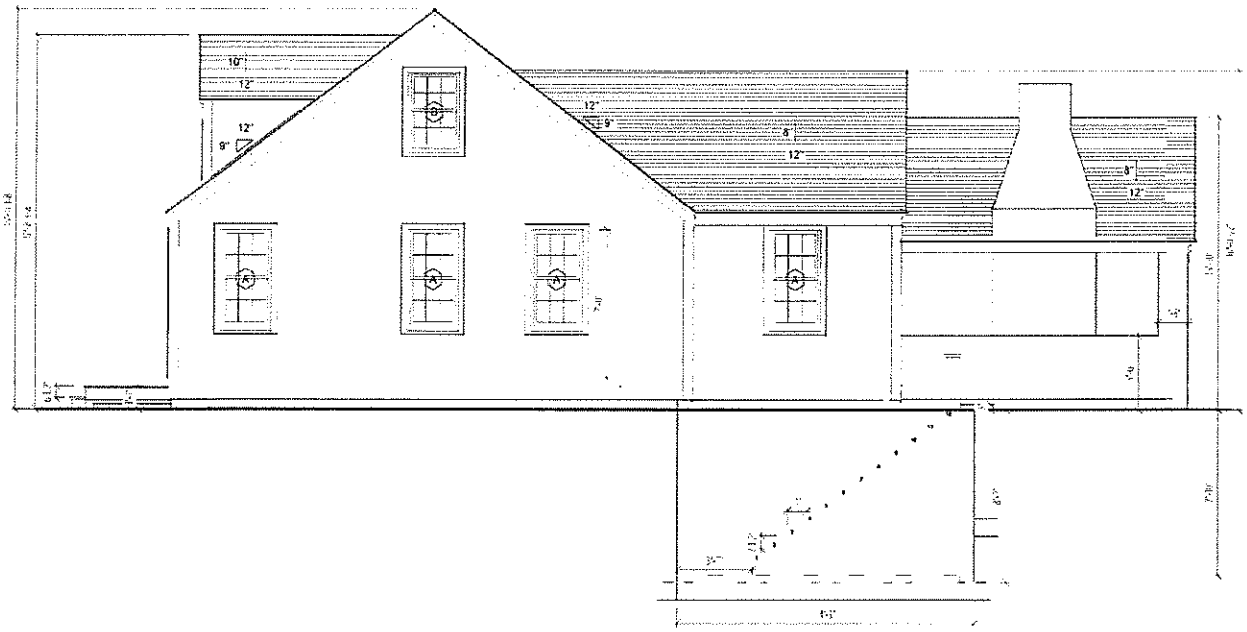
1 Previously Submitted HDC North Elevation

1/4" = 1'-0"

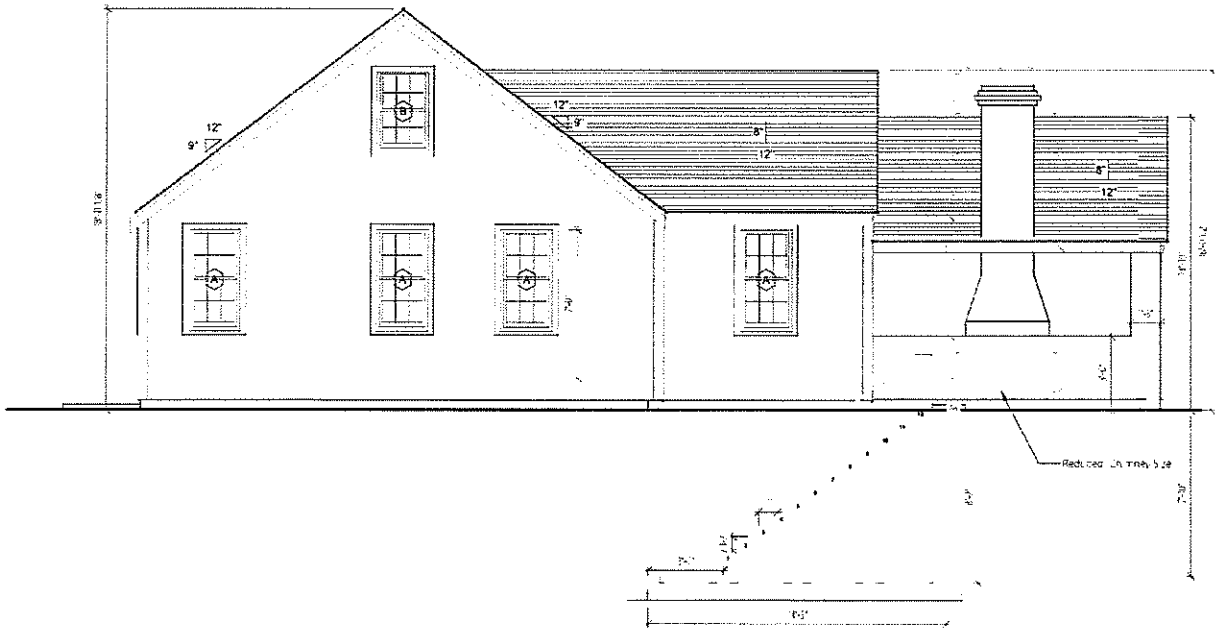


3 Proposed North Elevation

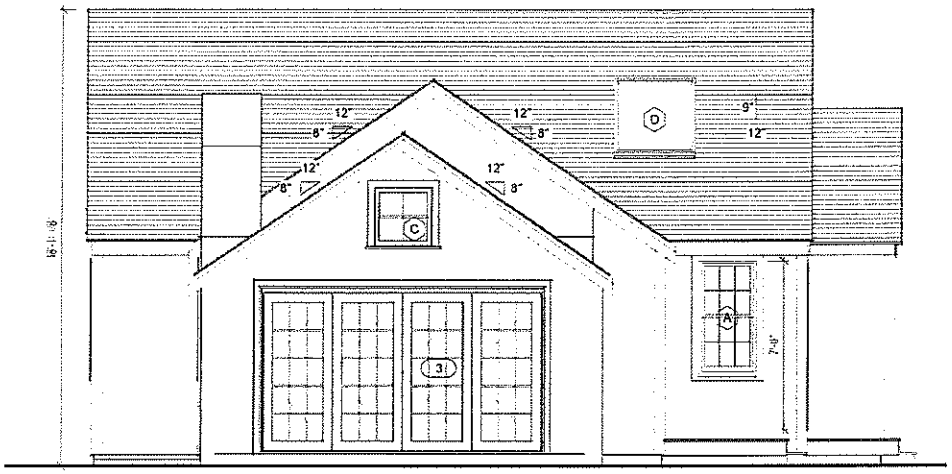
1/4" = 1'-0"



2 Previously Submitted HDC West Elevation
1/4" = 1'-0"

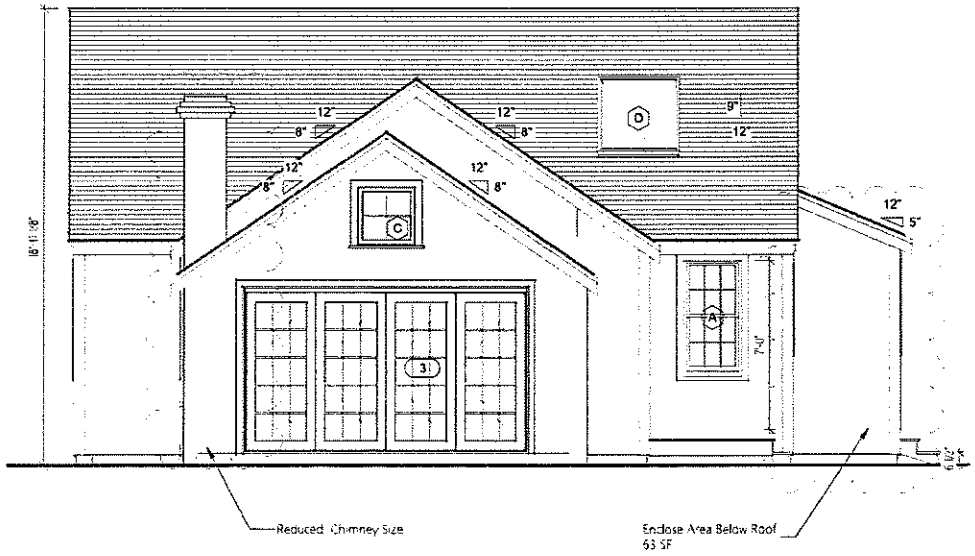


4 Proposed West Elevation
1/4" = 1'-0"



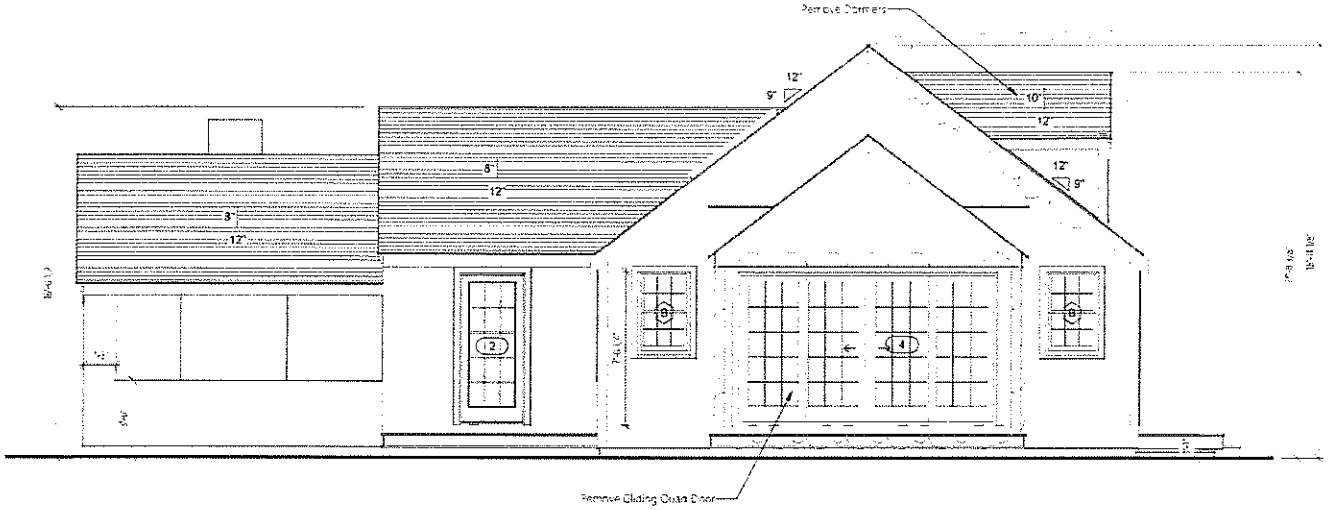
3 Previously Submitted HDC South Elevation

1/4" = 1'-0"



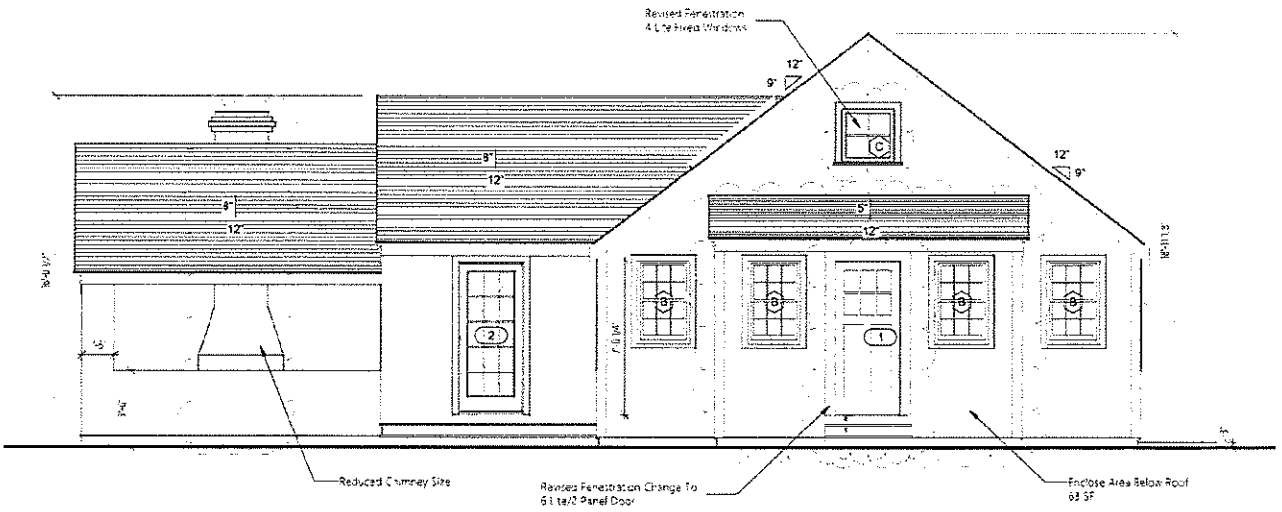
1 Proposed South Elevation

1/4" = 1'-0"



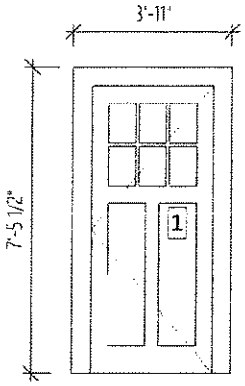
4 Previously Submitted HDC East Elevation

1/4" = 1'-0"

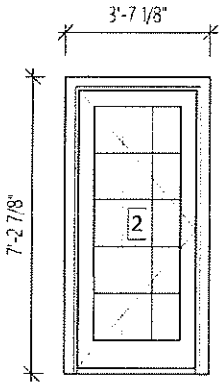


2 Proposed East Elevation

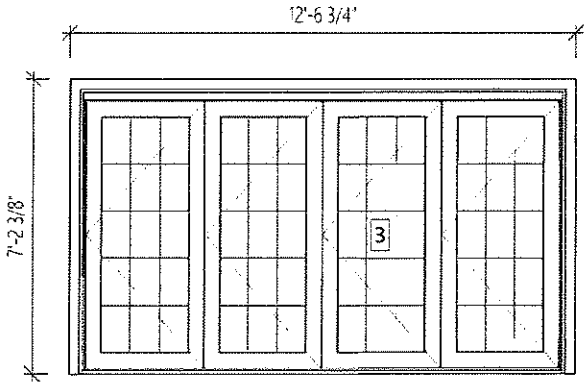
1/4" = 1'-0"



Side Door,
6 Lite/2 Panel
White Sash/White Trim



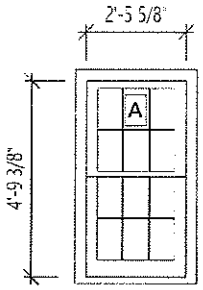
French Door, 15 Lite
White Sash/White Trim
To Match Main House



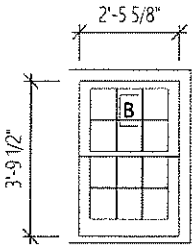
Bi-fold Door, 15 Lite
White Sash/White Trim
To Match Main House

Door Schedule

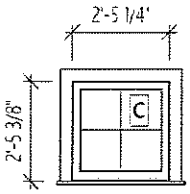
1/4" = 1'-0"



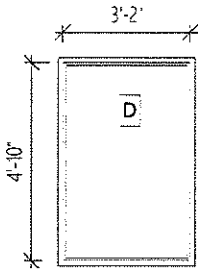
Double Hung 6/6
White Sash
White Trim



Double Hung 6/6
White Sash
White Trim



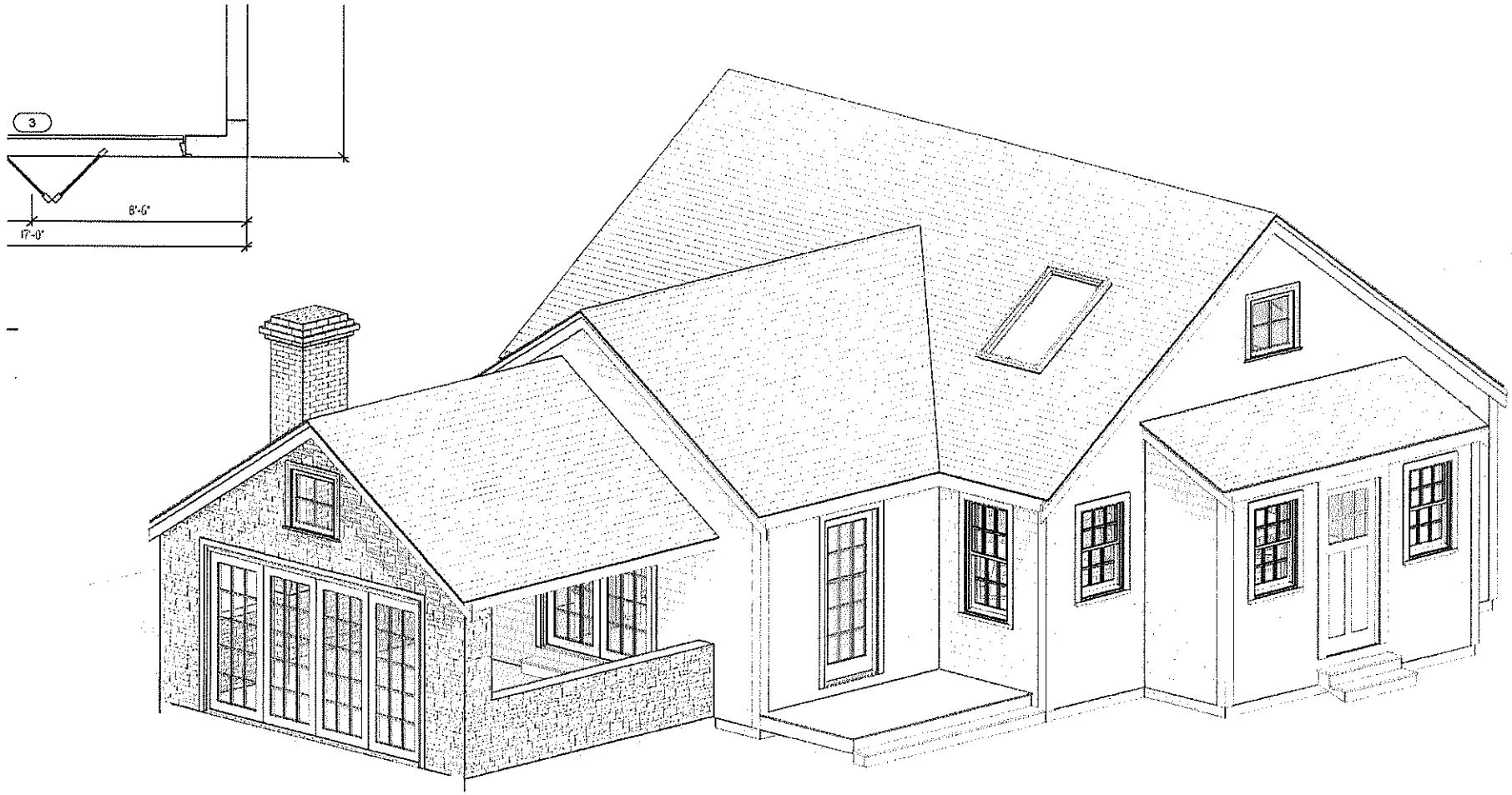
Fixed 4 Lite
White Sash
White Trim



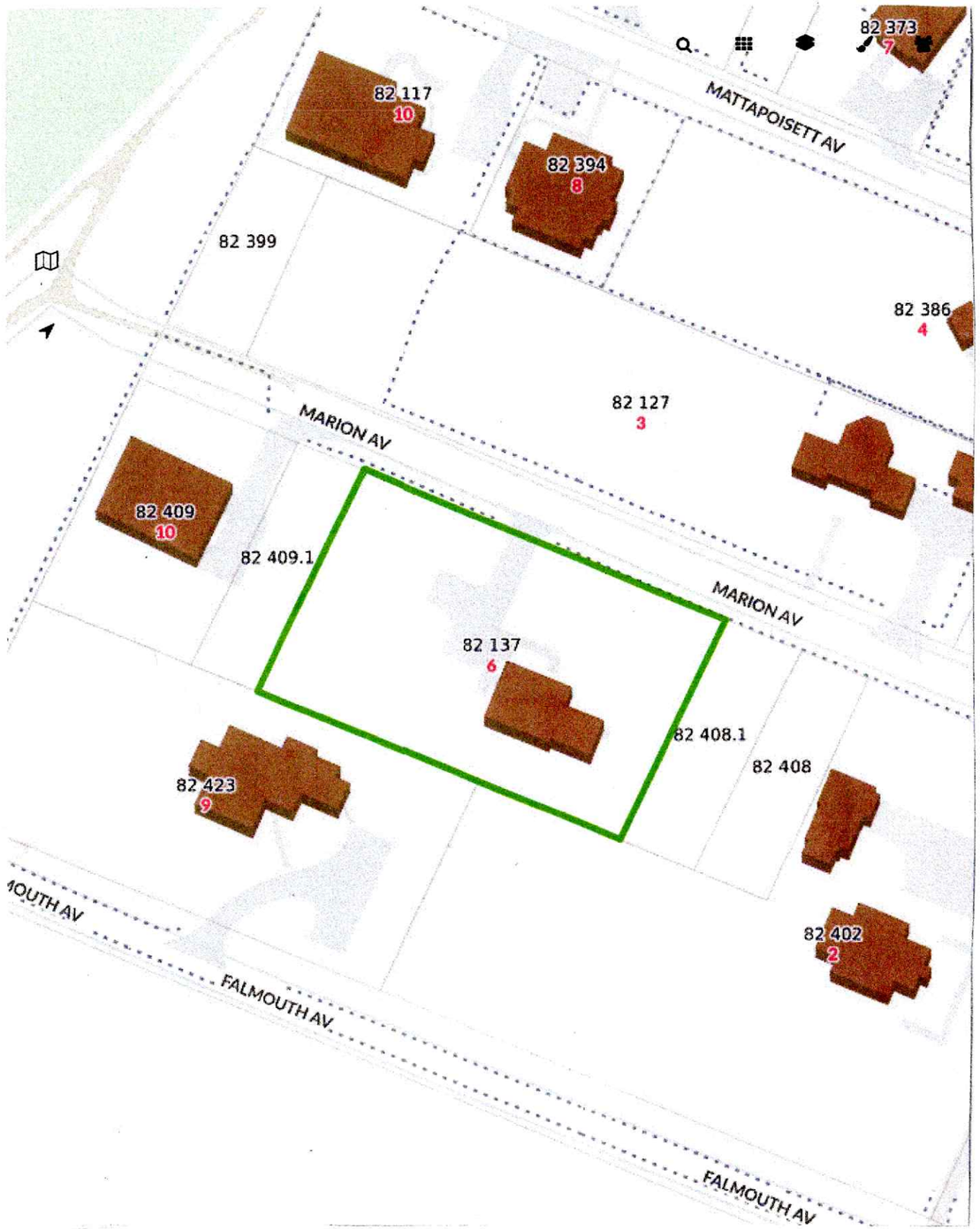
Skylight Top
Hung

Window Schedule

1/4" = 1'-0"



3 3D View



PROPOSED POOL AND SPA

FOR:

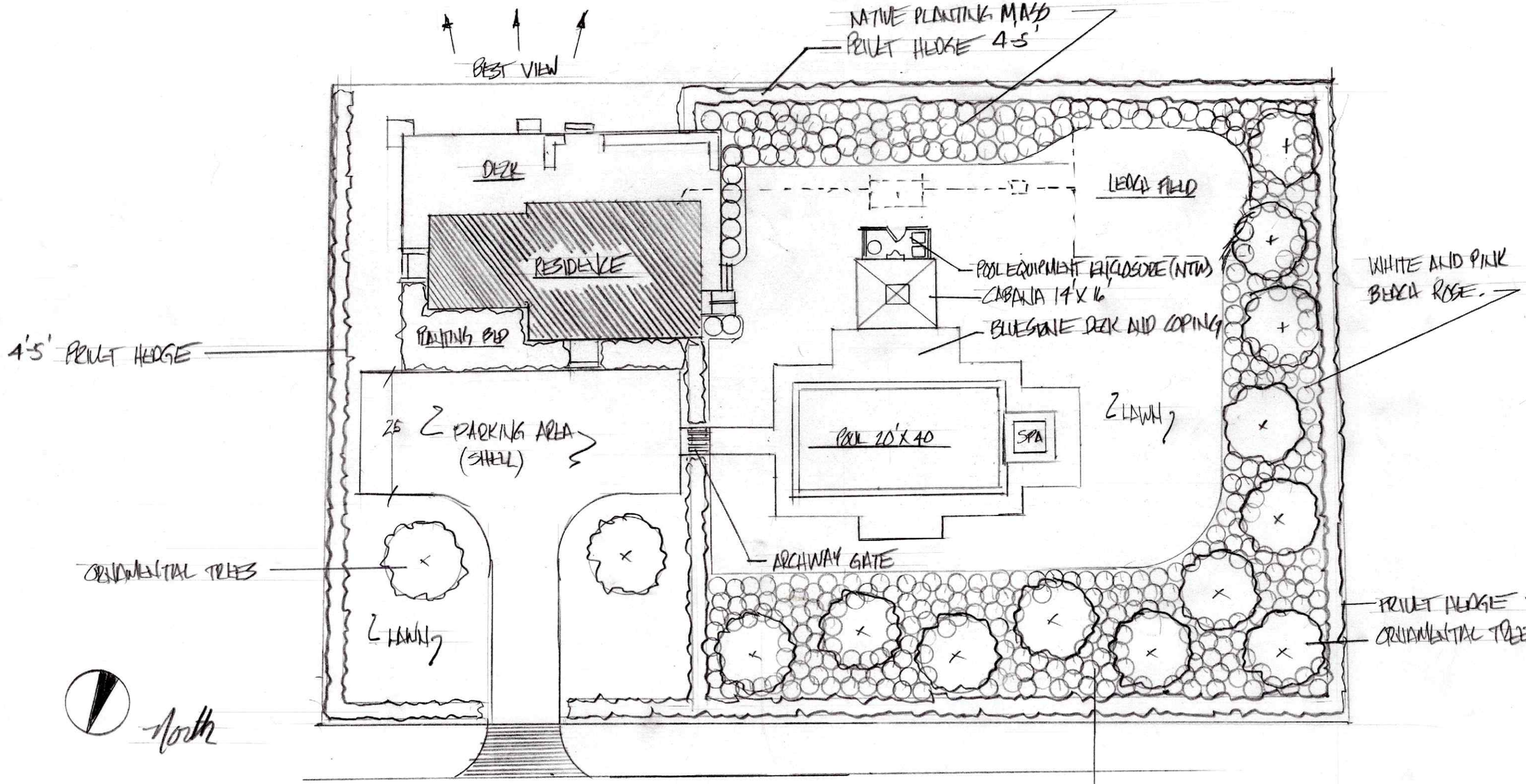
THE BLANEY RESIDENCE

6 MARION LANE

NANTUCKET ISLAND

82-137

PREPARED BY: MARK LOMBARDI 508-325 1695



PROPOSED POOL PLAN

FOR:

THE BLANEY RESIDENCE

MARION AVE

SCALE 1"=20'

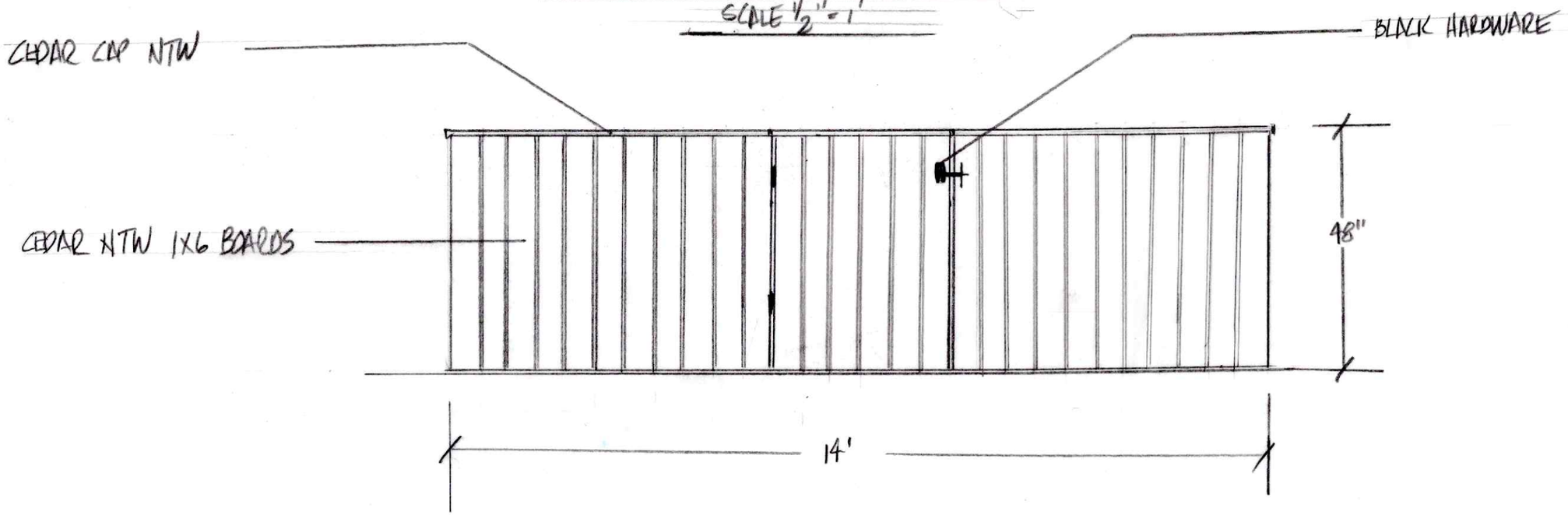
RK LOMBARDI 508.325.1695

- MASS PLANTING OF NATIVE PLANTINGS UNDER ORNAMENTAL TREES.
- * BAYBERRY, ROSA RUGOSA, BEACH PLUM BLUE IRIS, VIBURNUM, BROOM AND NATIVE GRASSES.

PROPOSED POOL EQUIPMENT ENCLOSURE

BLANEY RESIDENCE 6 MARION LANE

SCALE ½" = 1'



PREPARED BY MARK LOMBARDI 559-325-1695

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 137

Street & Number of Proposed Work: 6 Marion Avenue

Owner of record: Bernard Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 508 243 6011 E-mail: BernieBlaney@Comcast

AGENT INFORMATION (if applicable)

Name: Ryan Blaney

Mailing Address: P.O. Box 3230 Nantucket MA 02554

Contact Phone #: 781 910 6470 E-mail: Ryan@MaryPeople.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District WG2) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: *Height Exposed* _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Patio Blue Stone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/14/24 Signature of owner of record _____ Signed under penalties of perjury

VII. NEW BUSINESS 07/09/2024

1.	Off Shore Development	6 Tautemo Way	New Dwelling	85/19	Concept Design
2.	Off Shore Development	6 Tautemo Way	Cabana	85/19	Concept Design
3.	Off Shore Development	6 Tautemo Way	Pool	85/19	Concept Design
4.	Giles Gregory	48 York St	addition	55.4.1/55	Link
5.	Orenstein/ Amy Ted	5 Crows Nest Way	Pool	12/22.2	Robert Newman
6.	Blaney, Bernard	6 Marion Ave	Pool hardscape	82/137	Ryan Blaney
7.	NHA Properties Inc	7C Surfside	Solar Rooftop	55/254	Ack Smart
8.	NHA Properties Inc	7D Surfside	Solar Rooftop	55/254	Ack Smart
9.	102 Wauwinet Road Trust	102 Wauwinet Rd	Historic Determination	11/24.2	Botticelli & Pohl
10.	14 Hussey St LLC	14 Hussey St	Front door color change	42.3.4/132	Olson Twombly
11.	Family Ties Ack LLC	11 Alliance Ln	Rev 8521 cottage	39/24.1	Studio Park
12.	Carl Jelleme	29 Quaise Rd	Add Roof inset deck	26/8	MCA
13.	Mary Semjen	39 Pilgrim Rd	Hardscape fence	30/74.3	self
14.	Janice Ellsworth	3 Dennis Dr	Fence	67/369	Drew Arent
15.	450 Green Park LLC	2 Stone Alley	Deck change	43.3.1/102	Ahern LLC
16.	Hristo Rashkov	8 Lewis Ct	Color Change door	67/37	Hristo Rashkov
17.	Holding Christopher & Megan	25A Clifton St	New Dwelling	73.4.1/3.1	Emeritus LTD
18.	Holding Christopher & Megan	25A Clifton St	New Garage	73.4.1/3.1	Emeritus LTD
19.	Jane & Phillip Corwin	32 Flintlock Rd	Guest House Move rotate	75/77	Emeritus LTD
20.	Jane & Phillip Corwin	32 Flintlock Rd	Main House addition new porch	75/77	Emeritus LTD
21.	Smiley 15 N water LLC	15 N Water	Demo rebuild Chimney	42.4.2/50	Normand
22.	29 Jefferson LLC	29 Jefferson Ave	Driveway, hardscape, gate	30/125	LINK
23.	Katie Holohan Adam Kates	12 Pilgrim	New dwelling	41/476	Emeritus LTD
24.	John Manera	15 Morey Ln	Rev Add Door	73.3.1/38	LFW
25.	Elbow Lane Group	7 Elbow Ln	Window replacement	73.2.4/41	Jared Rodgers
26.	NiSHA	1 Evergreen Lot 2	New dwelling	68/727	Emeritus LTD
27.	NiSHA	1 Evergreen Lot 3	New dwelling	68/727	Emeritus LTD
28.	FP 4 N water	4 N Water	Addition	42.4.2/90	Emeritus LTD
29.	Sam & Craig Cordts Pearce	76 Pleasant St	Front Dwelling addition	55/367	Sanne Payne
30.	Sam & Craig Cordts Pearce	76 Pleasant St	New Dwelling in rear	55/367	Sanne Payne
31.	Terry Anne Vigil Trust	26 Somerset Ln	Move Off Demo MH	66/10	LINK
32.	FAE A Perlman LLC	17 SherburneTpk	Cottage Shutters Color	30/172.1	LINK
33.	Jeff Kaschluk	86A/88 Old South Rd	New Commercial Bldg	68/400&419.1	LFW
34.	Jeff Kaschluk	86A/88 Old South Rd	Hardscape	68/400&419.1	LFW
35.	Sharon Fruit	14 Pond View	Entrance gate	81/8	Graham & Grah

VIII. OLD BUSINESS 07/16/2024 - VIEW

1.	Dan Driscoll	15 Madaket Rd	Solar Roof	41/299.3	Ack Smart

- *Commissioners: Pohl, Oliver, Welch, Macleod and Camp-* ***Last heard June 11, 2024***

VIIII. OLD BUSINESS 07/16/2024

	Barnes C Joan Trust	12 Sunset Hill	Lowered Roof & Setback addition	41/450	NAG

Commissioners: Welch, Pohl, Oliver, MacLeod and Patten- ***Last heard June 4, 2024***

Romano	55 Easton St	Hardscape pergola	42.4.1/86	Julie Jordin

Commissioners: Welch, Pohl, Oliver, MacLeod and Camp- ***Last heard June 25, 2024***

Killen, Patience	1 Old N Wharf	Addition	42.3.1/80	Val Oliver

Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill- ***Last heard June 11, 2024***

1 N Swift Rock Trust	1 N Swift Rock	Garage	40/2	Emeritus

Commissioners: Pohl, Oliver, Coombs and Thornewill- Alt: Paul ***Last heard April 30, 2024***

WITHDRAWN PER APPLICANT 7/29/24

Holby Elizabeth	19 Low Beach Cottage	Solar Roof		Ack Smart

Commissioners: Pohl, MacLeod, Camp, Paul and Patten- ***Last heard June 25, 2024***

Candle House 2 LLC	2 Candle House	Rev Hardscape	55.4.1/1.1	LFW

Commissioners: Welch, Paul, and Thornewill Alt: Patten- ***Last heard July 2, 2024***

X. NEW BUSINESS 07/23/2024

e Tirone	25 Honey Suckle Dr	Roof top solar	68/389	Isaksen S

ADDRESS: 6 Marion
DATE HEARD: 7/30
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 6/21/2024
✓	Address & HDC Case Number (ie HDC2020-05-0265): 2024-06-1072 6Marion
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 192

Street & Number of Proposed Work: 10 WEST DOVER

Owner of record: SCHNEIDER FAMILY

Mailing Address: 10 W DOVER
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OWEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: 508 325-4719 E-mail: ocowen02@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 341.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 34' Sq. Footage 1st floor: 884
Width: 26' Sq. footage 2nd floor: 824
Sq. footage 3rd floor: —

Decks/Patio: Size: steps ☒ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 24'-6" 9" South 24'-6" 9" East 24'-6" 9" West 24'-6" 9"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 24" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 1x8 Soffit (Overhang) 6"-8" Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x6 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front REPLICA OF EXISTING Rear 15 LIGHT Side 9 LIGHT
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXISTING Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS TO MATCH HOUSE

Sidewall NEW Clapboard (if applicable) — Roof DUAL GREY
Trim WHITE Sash WHITE Doors BLUE
Deck NEW Foundation GREY Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/14/22 Signature of owner of record X _____ Signed under penalties of perjury

HDC meeting

Application for new dwelling on **10 West Dover St**

6-11-24

Sitting Members: Stephen Welch (Chair) , Joe Paul, Abby Camp, Ray Pohl, Angus Macleod

Val Oliver Agent for Sneider family- Presents project

We tried to create a façade that paid homage to the old building- reusing the old doors and making the front façade mimic the windows that are there

The idea is to make it look like "you've added on" when driving by. Kept it to a story and a half. We have a small footprint so we have to go up to get he space they need with 4 kids.

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Rachel Sheppard- (Jeff's daughter) introduces herself and the kids. This is important to us and that is why we are here. She introduces kids.

Holly Backus- preservation planner:

This is to replace the 1040's garage, while I appreciate the replicating the fenestration details and reusing the existing doors…the ganged windows seem to be a little larger than the existing. The scale needs to come down a little on that. The flush dormers follow BWNIM with the meeting rails but should be moved up a little if possible. My only main comment would be- add a chimney, if possible, even if it is faux. I think that would be helpful and I think there was one in the original building.

Mickey (HSAG) –

Scroll to the North elevation. The scale is considerably different than the building being demolished. The shed roof is too narrow to be considered a legitimate additive mass. Would probably work better pushing back the second floor about 5' further to give the front porch a little more depth to it. Make is seem like an enclosed front porch and reduce the overall bulkiness of the main mass. The second floor space would be smaller but still thinks it could accommodate 3 bedrooms and a bath. Referencing the 8 lite casements on the first floor with 4/4 d hungs is a nice reference to the old building but the rest of the windows should be more traditional 6/6 dhung. Please identify the window brand.

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Are the windows different from the ones in the existing ones?

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The windows we are using are d hung and the ones in the existing building are casement.

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Holly and Mickey both mentioned the meeting rail thing that we have, which this doesn't quit get to. Let me tell you briefly what my concerns are and then I think that I will also offer a potential remedy for that. The meeting rail thing ties in with the face of how much wall we are seeing from the visible part of this which is West Dover. So if you were to increase the roof pitch from an 8 to a 9…keep the ridge the same and drop the eave down. It will provide you with less space on the front of the building but then go around to the back of the building where we all agree there is no visibility – you could dormer that whole thing. Take the space you are losing in the front of the building and move to the back of the building on the second floor. As seen from West Dover- the eave is coming down lower, meeting rail is where it is supposed to be. I would give that a try.

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Abby- Motion to hold for revisions (unanimous vote- aye)





MAP 55.4.1 PARCEL 192



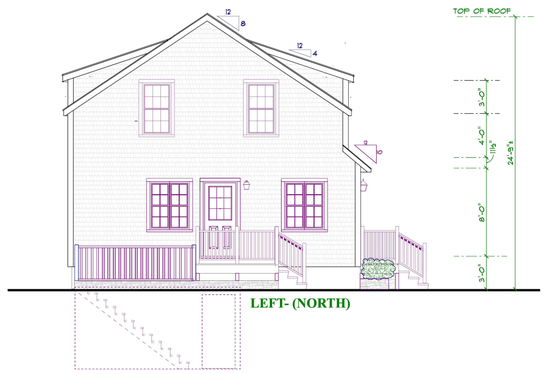
SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING



FRONT- FACING WEST DOVER (WEST)



FRONT- FACING WEST DOVER (WEST)

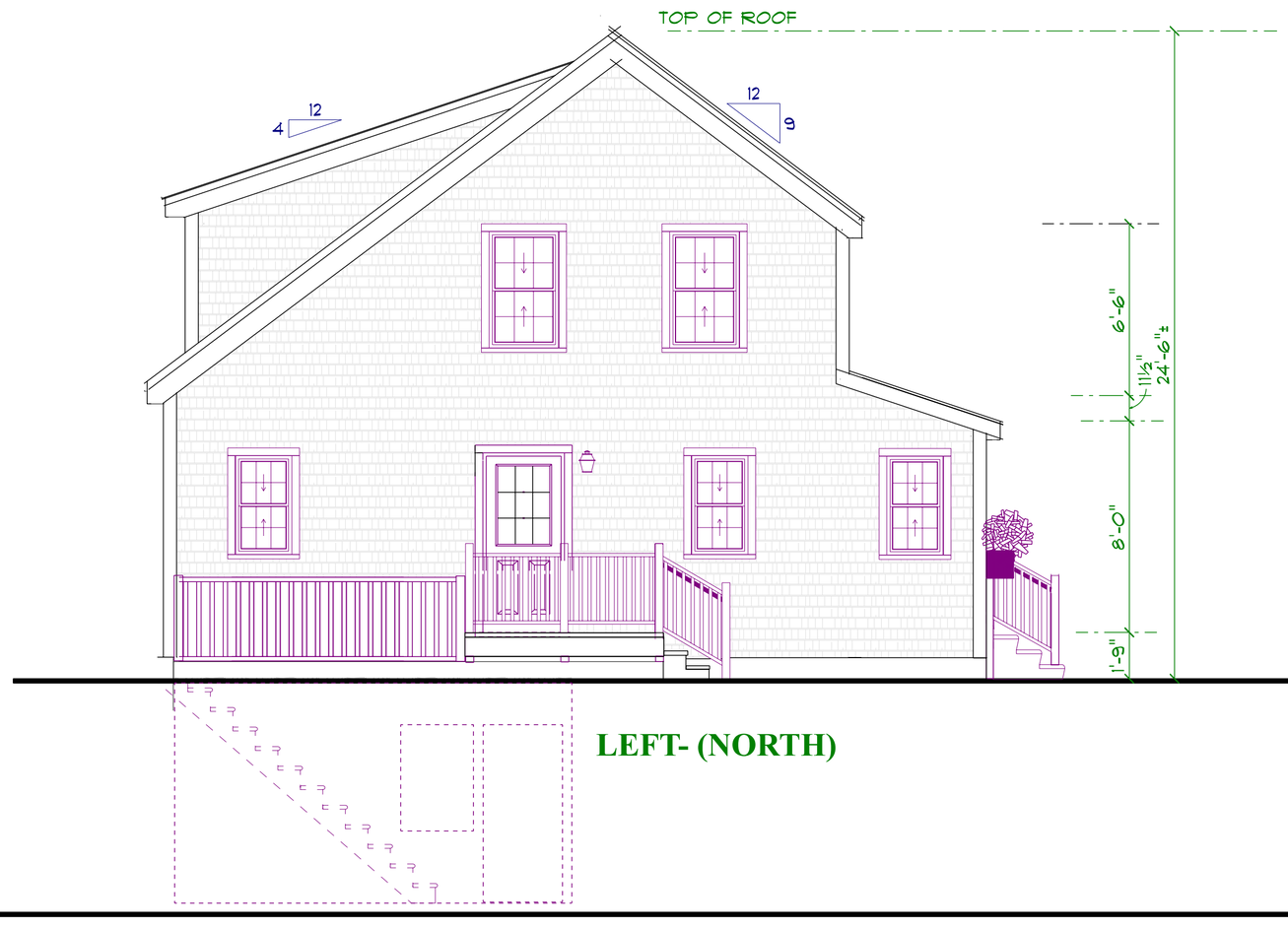


LEFT- (NORTH)



SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING

PREVIOUS SUBMISSION



LEFT- (NORTH)

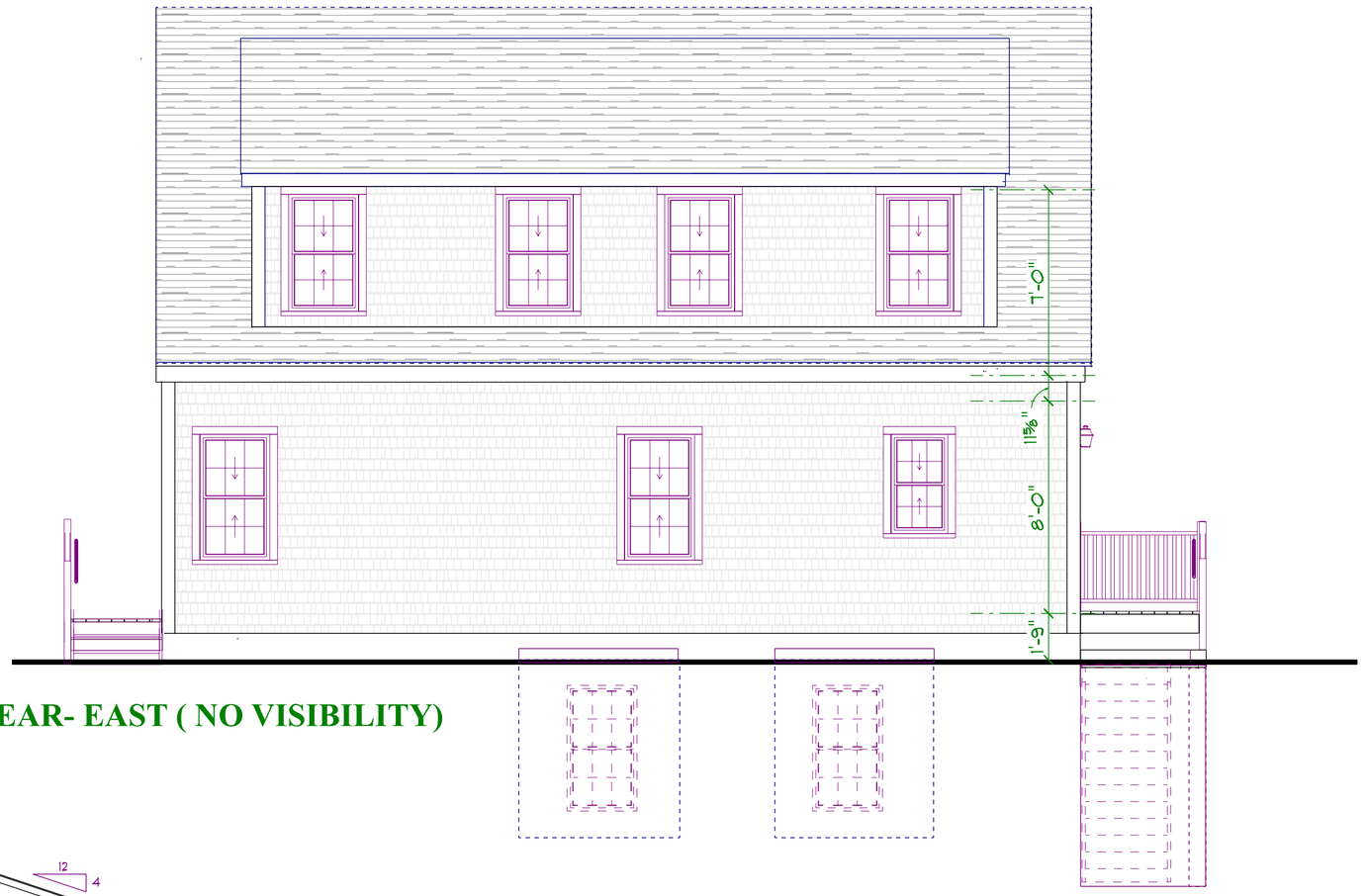
REVISIONS:
NEW DESIGN -DROPPED HEIGHT BY 3"

SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING
8-10-24



SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING

PREVIOUS SUBMISSION



REAR- EAST (NO VISIBILITY)



LEFT- (NORTH)

REVISIONS:
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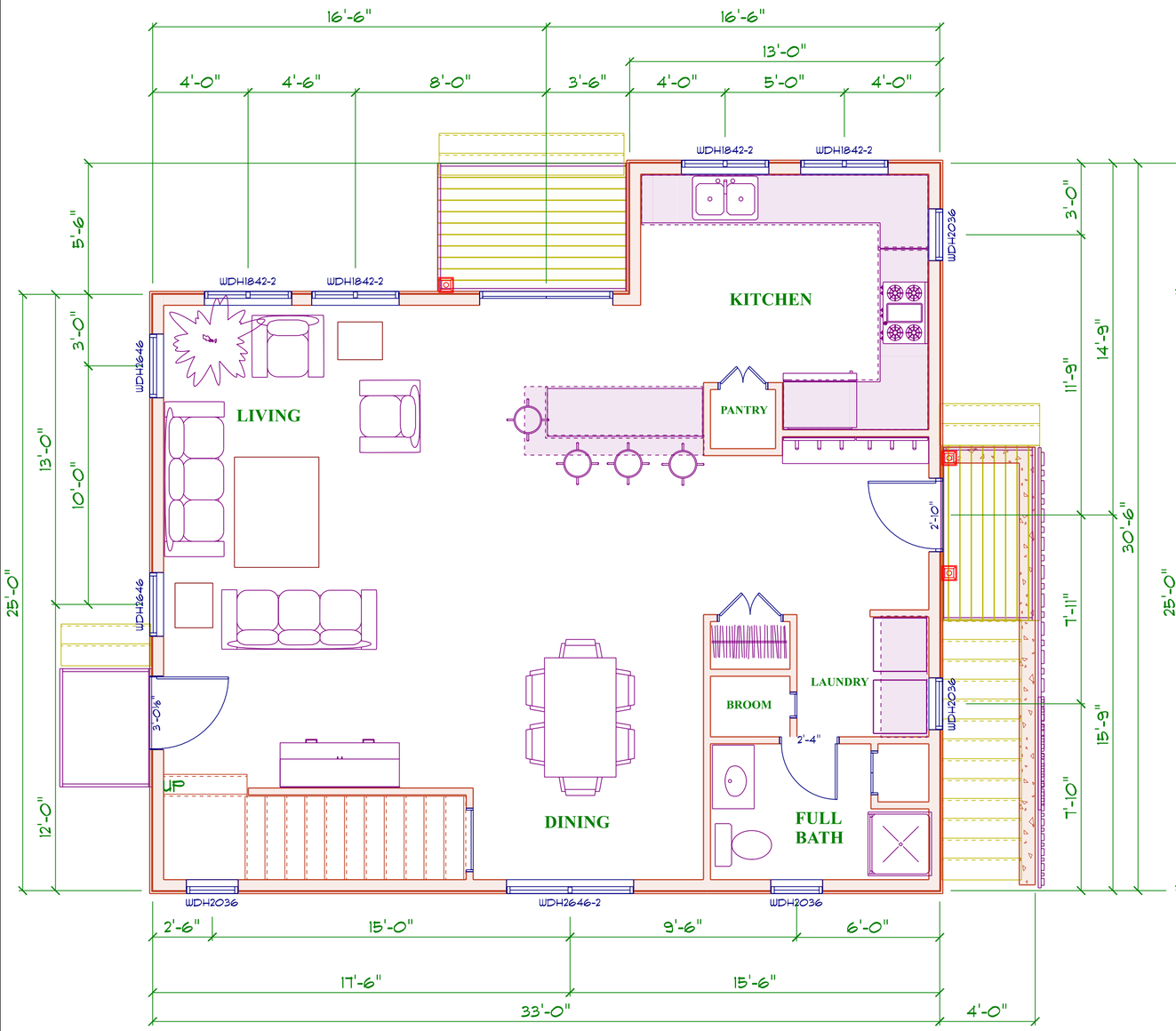
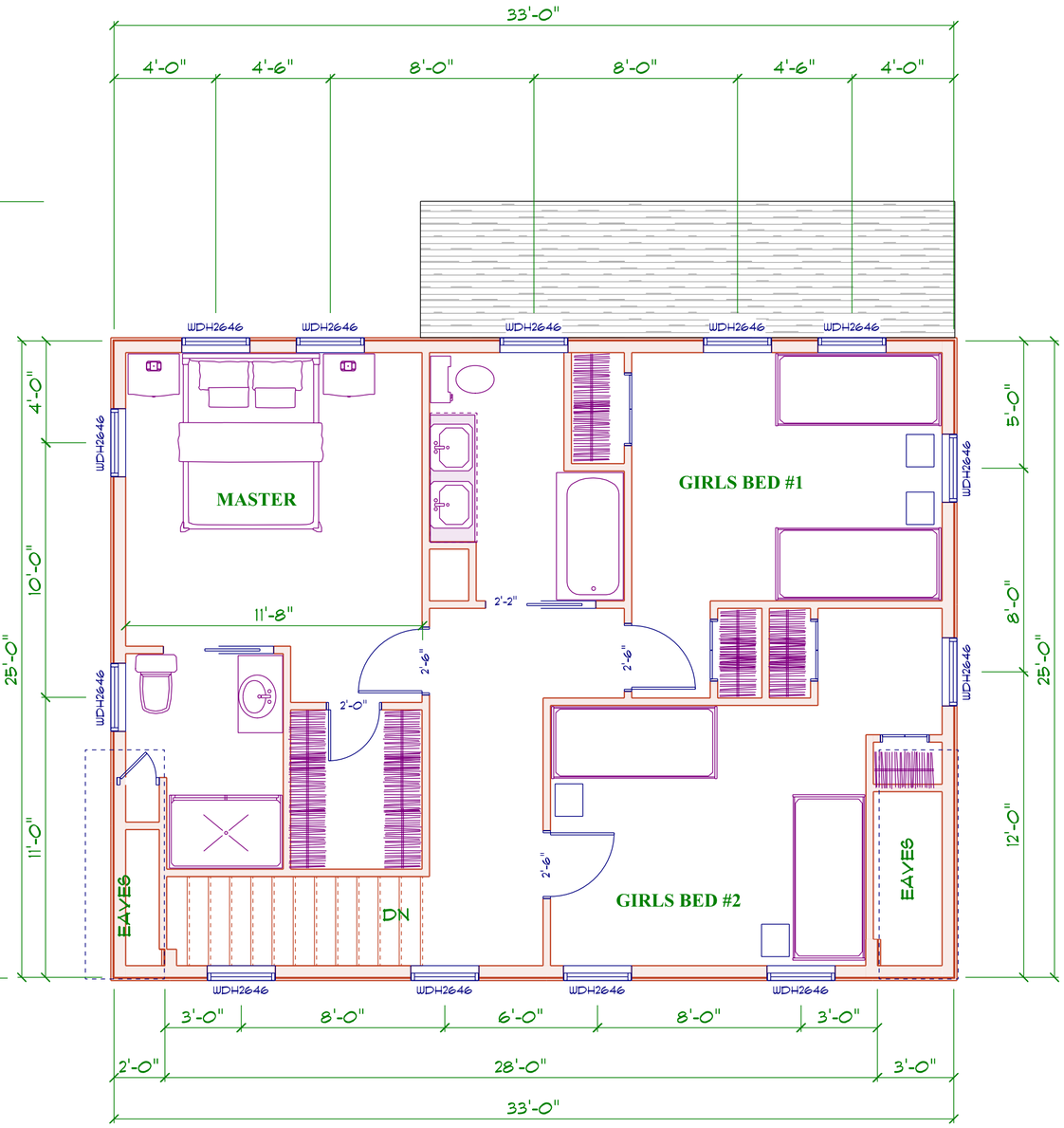
SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING
8-10-24



FIRST FLOOR PLAN-897.8SF



SECOND FLOOR PLAN-825SF

ANDERSON WOODWRIGHT		
PRODUCT CODE	SIZE	COUNT
34X80 9 LIGHT MUDROOM	2'-10"X 6'-8"	1
64X80 DBL DOOR FRONT TO EMULATE EXISTING	5'-4 X 6'-8"	1
FWH3168AL 15 LIGHT	3'-0⅛"	1
WDH1842-2	3'-7⅜" x 4'-4⅛"	8
WDH1846-3	5'-5⅛" x 4'-8⅛"	1
WDH2036	2'-1⅛" x 3'-8⅛"	2
WDH2646	2'-7⅛" x 4'-8⅛"	9
WDH2646-2	5'-3⅛" x 4'-8⅛"	2

SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING
8-10-24

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
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If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 10 W DOVER STREET
X	Address & HDC Case Number (ie HDC2020-05-0265): HDC 2024-04-10406
X	Copy of Minutes (application item circled) (TRANSCRIPT)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
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X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 9/4/24

HDC meeting

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6-11-24

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MAP 55.4.1 PARCEL 192



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10 WEST DOVER
NEW DWELLING



FRONT- FACING WEST DOVER (WEST)



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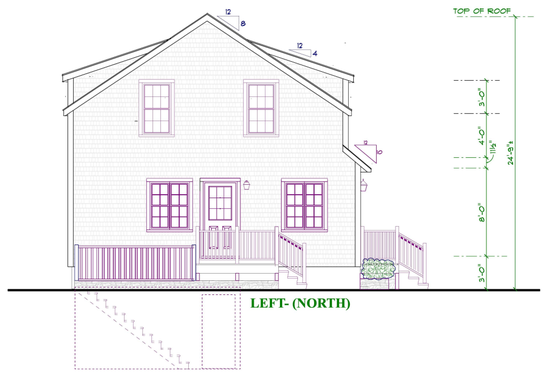
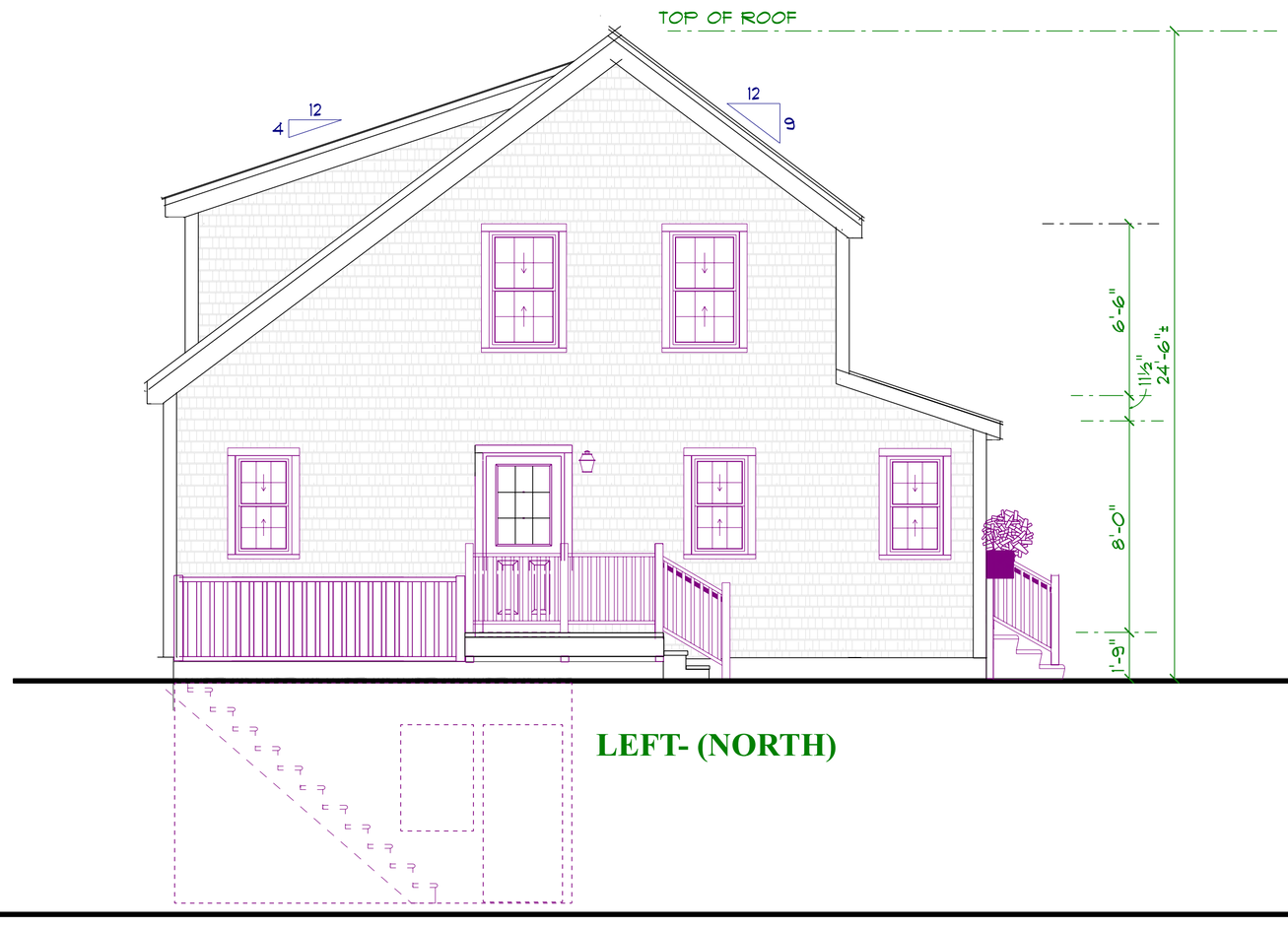


LEFT- (NORTH)



SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING

PREVIOUS SUBMISSION



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SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING
8-10-24



SCHNEIDER-SHEPARD FAMILY
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NEW DWELLING

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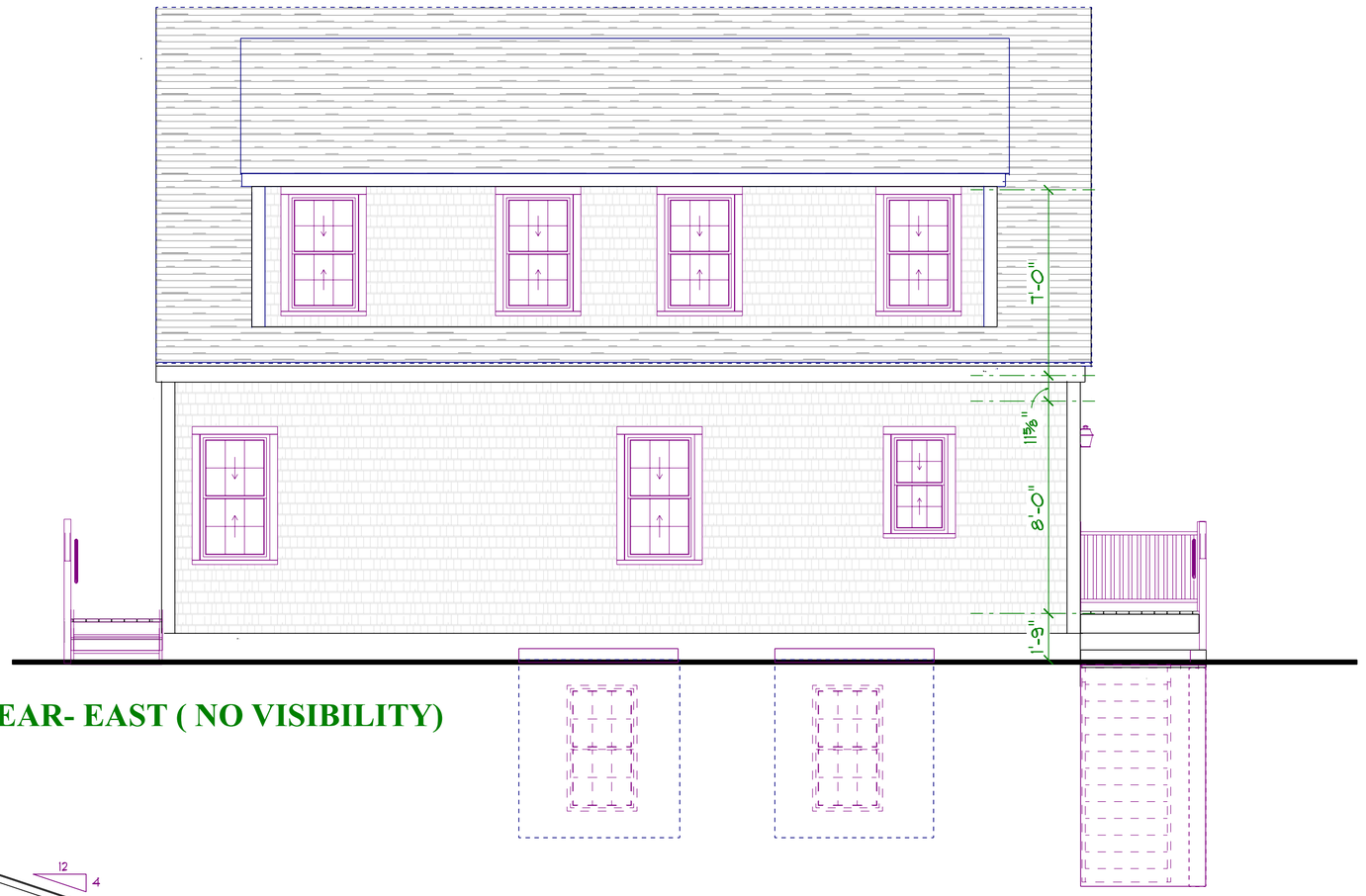

REAR- EAST (NO VISIBILITY)



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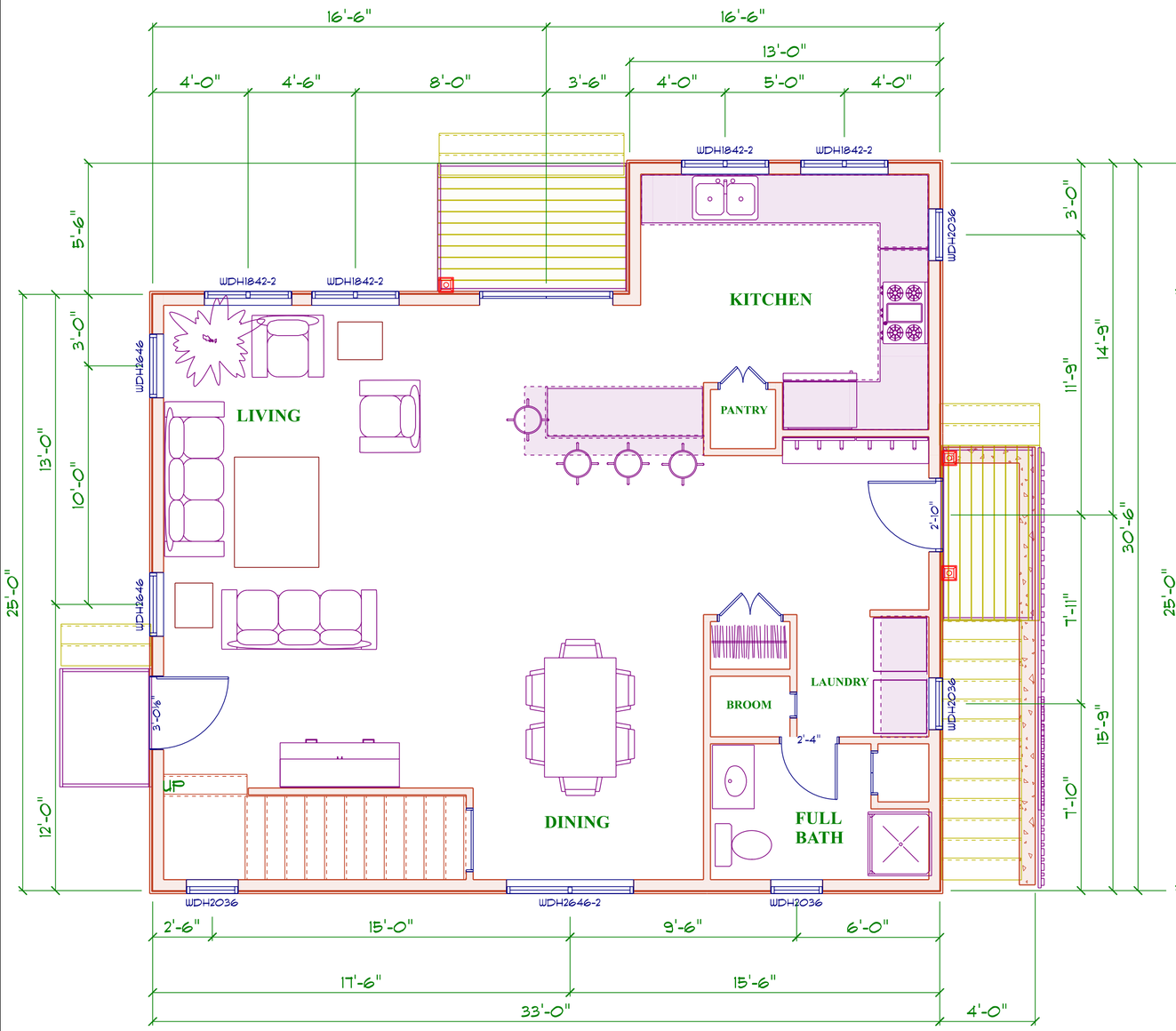
NEW DWELLING
8-10-24



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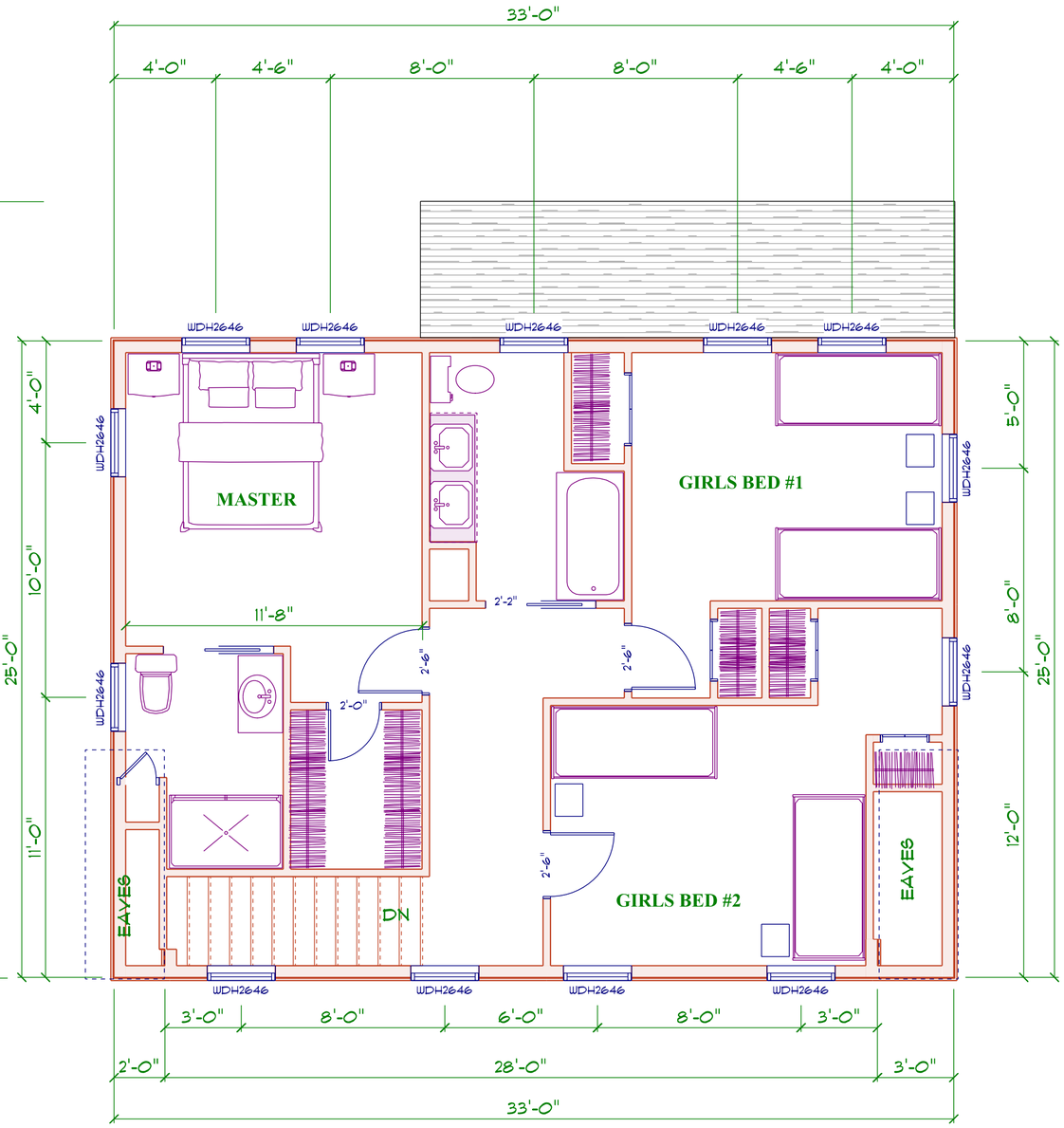

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34X80 9 LIGHT MUDROOM	2'-10"X 6'-8"	1
64X80 DBL DOOR FRONT TO EMULATE EXISTING	5'-4 X 6'-8"	1
FWH3168AL 15 LIGHT	3'-0⅛"	1
WDH1842-2	3'-7⅜" x 4'-4⅛"	8
WDH1846-3	5'-5⅛" x 4'-8⅛"	1
WDH2036	2'-1⅛" x 3'-8⅛"	2
WDH2646	2'-7⅛" x 4'-8⅛"	9
WDH2646-2	5'-3⅛" x 4'-8⅛"	2

SCHNEIDER-SHEPARD FAMILY
10 WEST DOVER
NEW DWELLING
8-10-24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 15 PARCEL N°. 15

Street & Number of Proposed Work: 61 POCOMO RD

Owner of record: POCOMO LLC

Mailing Address: c/o YORK CAPITAL 520 ISLAND DR
PALM BEACH, FL 33480

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ALEXANDER ZARAS

Mailing Address: 1200 31 ST ST. NW
WASHINGTON DC 20007

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other NEW BASEMENT, WINDOW WELLS & EGRESS AREAWAY UNDER EXISTING BLDG.

Size of Structure or Addition: Length: 29'-4" Sq. Footage 1st floor: 488 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 31'-8" Sq. footage 2nd floor: 640 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: 222

Difference between existing grade and proposed finish grade: North NONE South NONE East NONE West NONE

Height of ridge above final finish grade: North 31'-11" South 31'-11" East 31'-0" West 31'-0"

Additional Remarks: EXISTING RIDGE HEIGHT ABOVE FINISH GRADE TO BE MAINTAINED

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2'-6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 3/4"/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) NONE

Leaders (material and size): NONE

Sidewall: ☒ White cedar shingles NATURAL ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5 1/2" Rake 5 1/2" Soffit (Overhang) NONE Corner boards 3 1/2" Frieze NONE
Window Casing 5 1/2" Door Frame 5 1/2" Columns/Posts: Round _____ Square 5 1/2"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer TISCHLER

Doors* (type and material): ☐ TDL ☒ SDL Front SWING / WD Rear LIFT & SLIDE / WD Side SWING / WD
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim NATURAL Sash NATURAL Doors NATURAL
Deck _____ Foundation PARGED / NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/7/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
X	3.	**As-Built Plans (1copy):** of existing elevations
	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
AZ (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ALEXANDER ZARAS

AS AGENT FOR POCOMO LLC

STREET ADDRESS 61 POCOMO RD

MAP/PARCEL 15-15

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

AUGUST 7, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

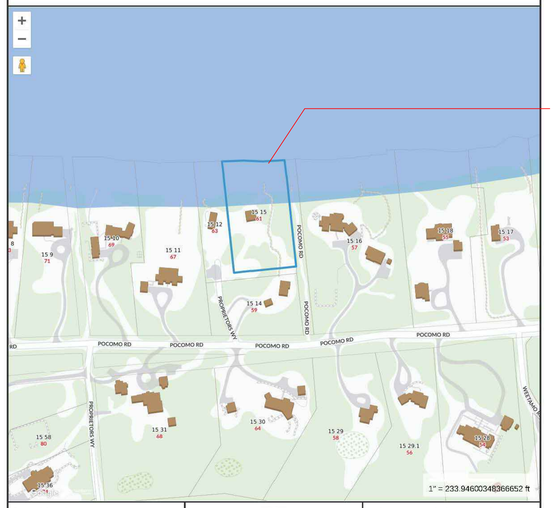
Signature

8/7/24
Date

RESIDENCE ADDITION

61 POCOMO ROAD

Town and County of Nantucket, MA — May 14, 2024



Property Information

Property ID	260
Location	61 POCOMO RD
Owner	POCOMO LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/09/2024
Data updated Jan. 2021.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

LOCATION PLAN — N

DRAWING INDEX:

REVISION #	SHEET #	SHEET TITLE
	T-001	TITLE SHEET
	C-001	PROPOSED SITE PLAN
	A-200	FLOOR PLANS - EXISTING & PROPOSED
	A-201	FLOOR PLANS - EXISTING & PROPOSED
	A-300	EXISTING PHOTOS, PROPOSED MODEL VIEWS
	A-301	ELEVATIONS - EXISTING & PROPOSED
	A-302	ELEVATIONS - EXISTING & PROPOSED

ZONING DATA

TAX LOT #:	15-15	
ZONING	LIMITED USE GENERAL-3 (LUG-3)	
	REQUIRED	EXISTING
LOT AREA:	120,000 SF	NO CHANGE
LOT FRONTAGE:	200 FT	NO CHANGE
FRONT YARD SETBACK:	35 FT	NO CHANGE
REAR / SIDE SETBACK:	20 FT	NO CHANGE
GROUND COVER:	3%	NO CHANGE

CODE CRITERIA

ZONING CODE:	TOWN AND COUNTY OF NANTUCKET ZONING CODE
BUILDING CODE:	NINTH EDITION OF MA STATE RESIDENTIAL BUILDING CODE 780

WINDOW SCHEDULE

WINDOW NO.	NEW / EXISTING R.O.	R.O. SIZE (W x H)	CONFIG.	LITE	MATERIAL	REMARKS	MANUFACTURE
A	EXISTING	4'-2" X 4'- 0 3/4"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD		CUSTOM WINDOW BY TISCHLER
B	EXISTING	8'-3 1/2" X 5'-8 3/4"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD	MULLED	CUSTOM WINDOW BY TISCHLER
B-1	NEW	8'-3 1/2" X 5'-8 3/4"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD	MULLED	CUSTOM WINDOW BY TISCHLER
C	EXISTING	6'-3 3/4" X 3'-0 1/2"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD	MULLED	CUSTOM WINDOW BY TISCHLER
C-1	NEW	2'-8" X 3'-0 1/2"	CASEMENT	2, SIMULATED DIVIDED LITE	PAINTED WOOD		CUSTOM WINDOW BY TISCHLER
D	EXISTING	7'-7 1/2" X 6'-9 3/4"	DOUBLE HUNG	2 OVER 2, SIMULATED DIVIDED LITE	PAINTED WOOD	MULLED	CUSTOM WINDOW BY TISCHLER
F	EXISTING	8'-2" X 7'-11 1/4"	FIXED	4, SIMULATED DIVIDED LITE	PAINTED WOOD		CUSTOM WINDOW BY TISCHLER
F-1	EXISTING	2'-9 1/2" X 4'-0 3/4"	FIXED	1 OVER 1, SIMULATED DIVIDED LITE	PAINTED WOOD		CUSTOM WINDOW BY TISCHLER
F-2	EXISTING	10'-11" X 3'-6 3/4" (+/-)	FIXED	4, SIMULATED DIVIDED LITE	PAINTED WOOD	ARCHED WINDOW	CUSTOM WINDOW BY TISCHLER
F-3	NEW	9'-3" X 2'-10 1/2" (+/-)	FIXED	4, SIMULATED DIVIDED LITE	PAINTED WOOD	ARCHED WINDOW	CUSTOM WINDOW BY TISCHLER
F-4	NEW	7'-2" X 3'-5 1/4" (+/-)	FIXED	4, SIMULATED DIVIDED LITE	PAINTED WOOD	ARCHED WINDOW	CUSTOM WINDOW BY TISCHLER
F-5	NEW	6'-4 1/2" X 7'-2" (+/-)	FIXED	SIMULATED DIVIDED LITE	NATURAL FINISH		CUSTOM WINDOW BY TISCHLER

EXTERIOR DOOR SCHEDULE

WINDOW NO.	NEW / EXISTING R.O.	R.O. SIZE (W x H)	CONFIG.	LITE	MATERIAL	REMARKS	MANUFACTURE
EX-1	EXISTING	10'-1 1/2" X 7'-0" (+/-)	FULL-LITE SLIDING DOORS W/ FIXED SIDELITES	2 EA	PAINTED WOOD		CUSTOM DOOR BY TISCHLER
EX-2	NEW	3'-11 1/2" X 7'-2" (+/-)	FULL-LITE	1 EA	PAINTED WOOD		CUSTOM DOOR BY TISCHLER
EX-3	NEW	3'-1 1/4" X 7'-4" (+/-)	FULL-LITE	6 EA	PAINTED WOOD		CUSTOM DOOR BY TISCHLER

NOTES:
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3 VERIFY ALL DIMENSIONS IN FIELD.
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8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT
ZARAS & NEUDORFER, P.C.
1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE
TITLE SHEET

SHEET NUMBER
T-001.00

SCALE: NTS

ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #



1 C-001 SITE PLAN -- PROPOSED 1"=30'-0"

NOTES:
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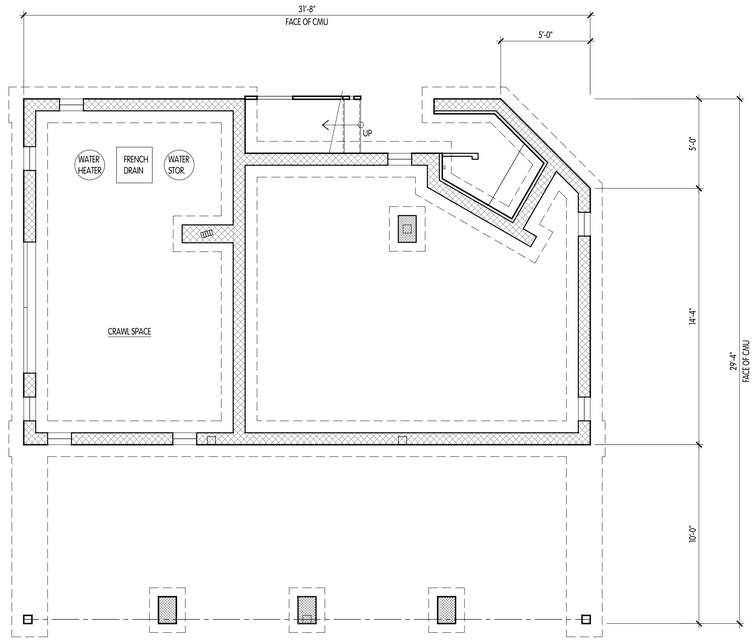
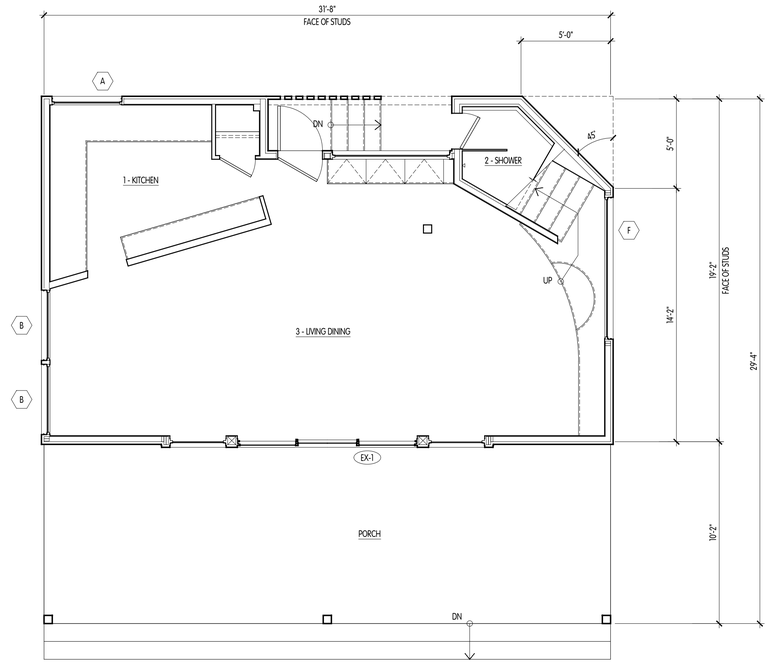
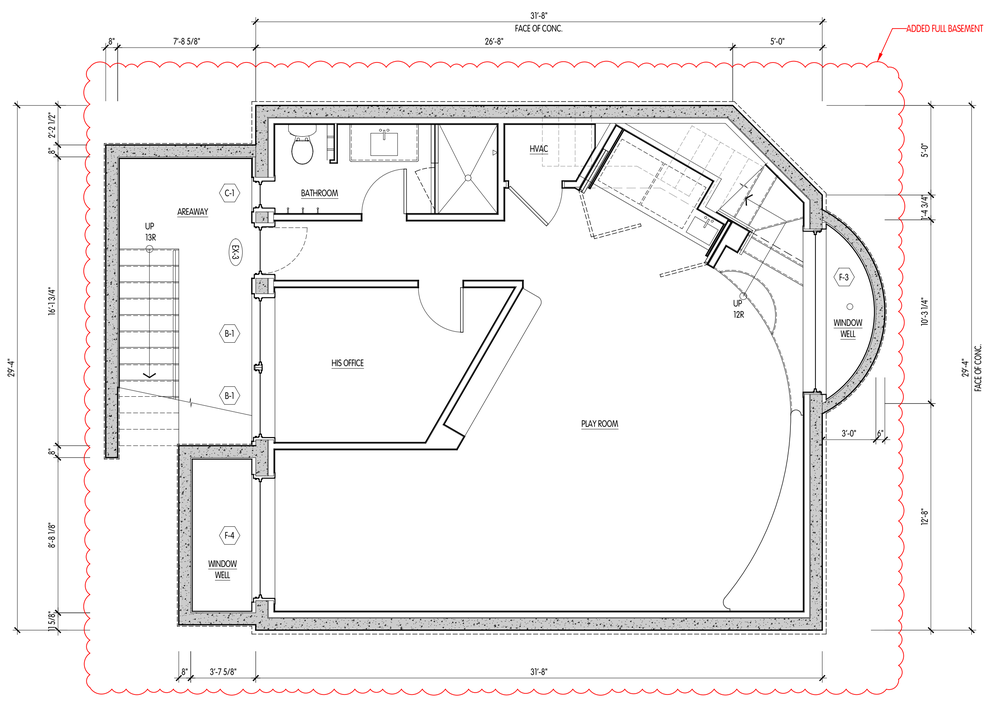


1 A-200 EXISTING PLAN -- CRAWL SPACE
1/4"= 1'-0"

N

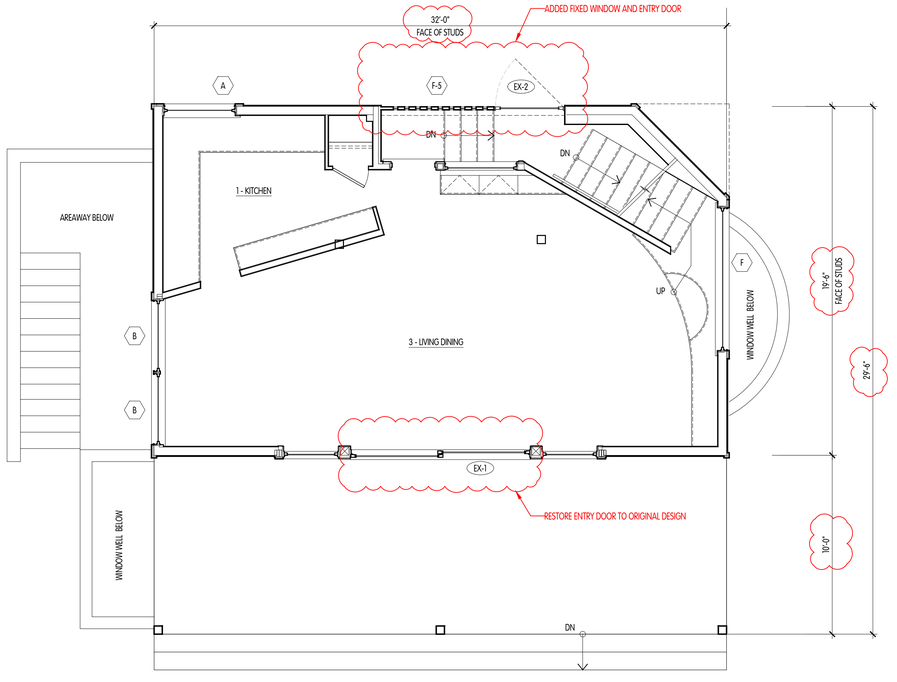


2 A-200 EXISTING PLAN -- 1ST FLOOR
1/4"= 1'-0"



1A A-200 PROPOSED PLAN -- BASEMENT
1/4"= 1'-0"

N



2A A-200 PROPOSED PLAN -- 1ST FLOOR
1/4"= 1'-0"

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DRAWING TITLE

FLOOR PLANS-

EXISTING & PROPOSED

SHEET NUMBER

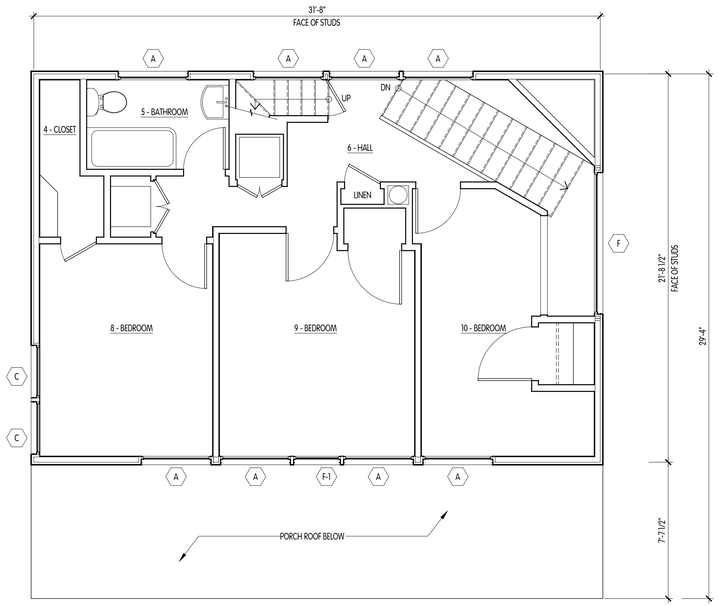
A-200.00

SCALE: 1/4"=1'-0"

ISSUE DATE: 07/31/24

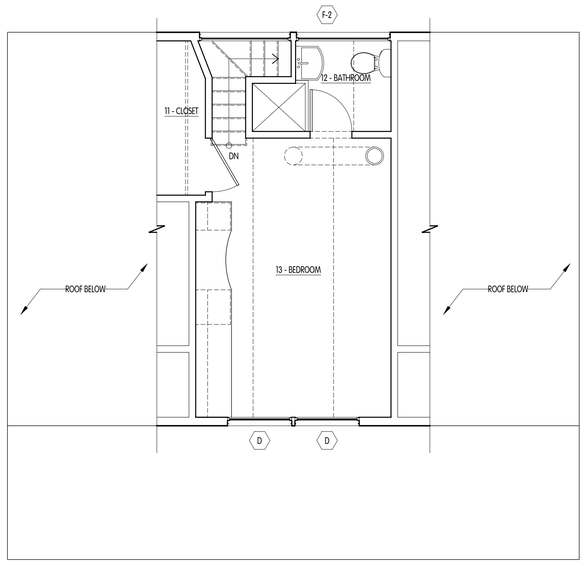
PAGE NUMBER

PERMIT IDENTIFICATION #

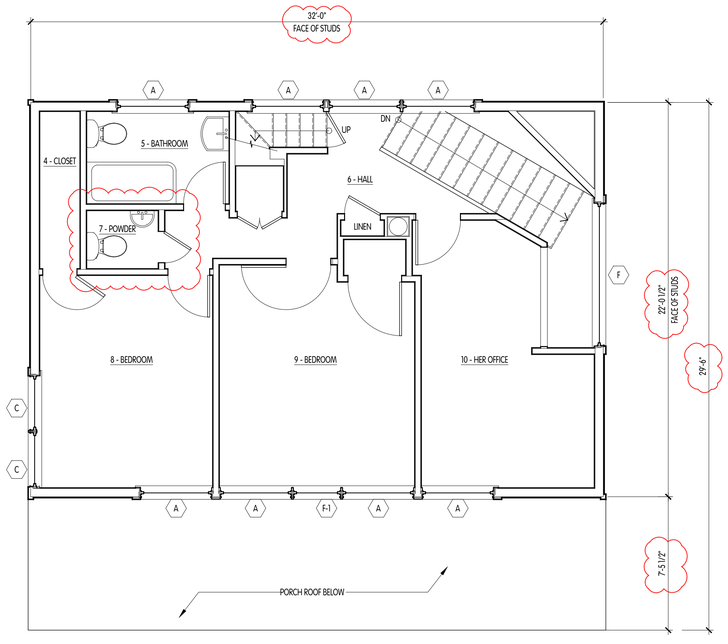


1 A-201 EXISTING PLAN -- 2ND FLOOR
1/4"= 1'-0"

N

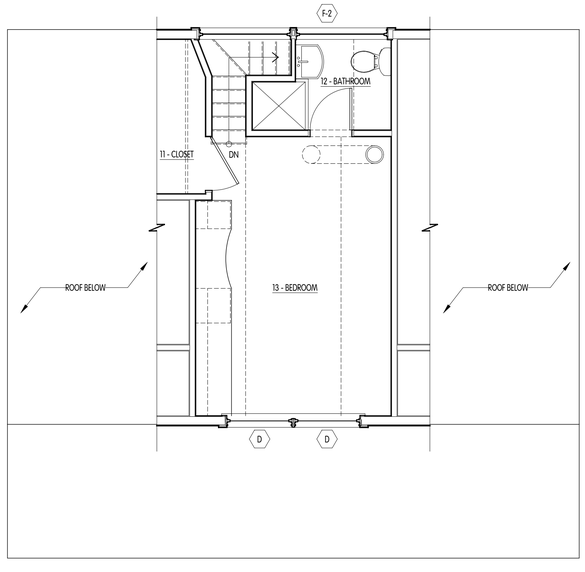


2 A-201 EXISTING PLAN -- 3RD FLOOR
1/4"= 1'-0"



1A A-201 PROPOSED PLAN -- 2ND FLOOR
1/4"= 1'-0"

N



2A A-201 PROPOSED PLAN -- 3RD FLOOR
1/4"= 1'-0"

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REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

ZARAS & NEUDORFER, P.C.
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WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

FLOOR PLANS-

EXISTING & PROPOSED

SHEET NUMBER

A-201.00

SCALE: 1/4"=1'-0"

ISSUE DATE: 07/31/24

PAGE NUMBER

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1 A-300 EXISTING PHOTO -- NORTHEAST VIEW



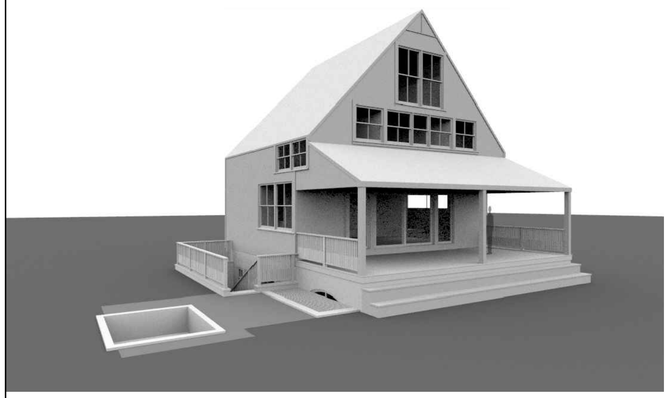
2 A-300 EXISTING PHOTO -- NORTHWEST VIEW



3 A-300 EXISTING PHOTO -- SOUTHWEST VIEW



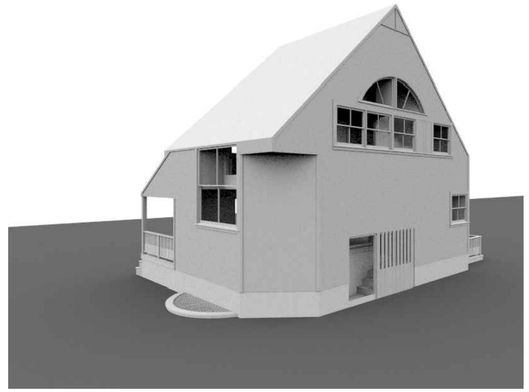
4 A-300 EXISTING PHOTO -- SOUTHEAST VIEW



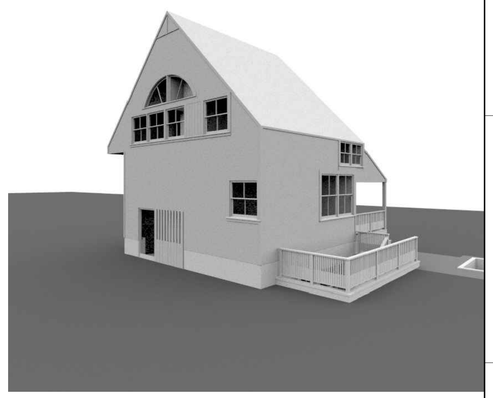
1A A-300 PROPOSED MODEL VIEW -- NORTHEAST VIEW



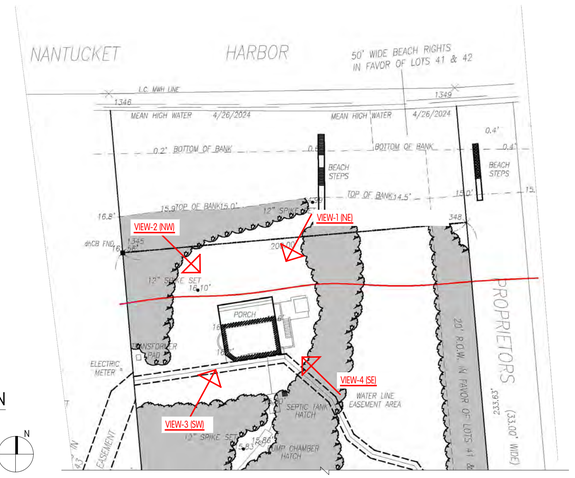
2A A-300 PROPOSED MODEL VIEW -- NORTHWEST VIEW



3A A-300 PROPOSED MODEL VIEW -- SOUTHWEST VIEW



4A A-300 PROPOSED MODEL VIEW -- SOUTHEAST VIEW



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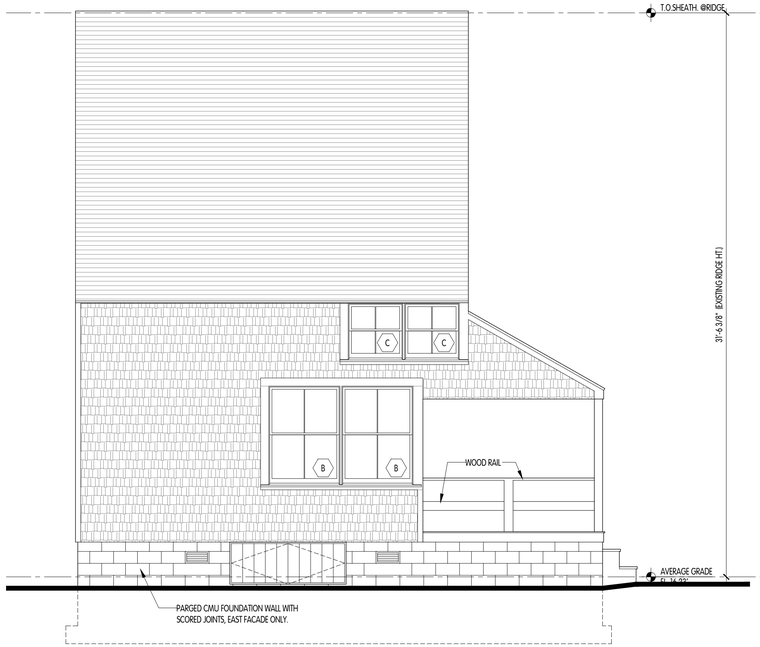
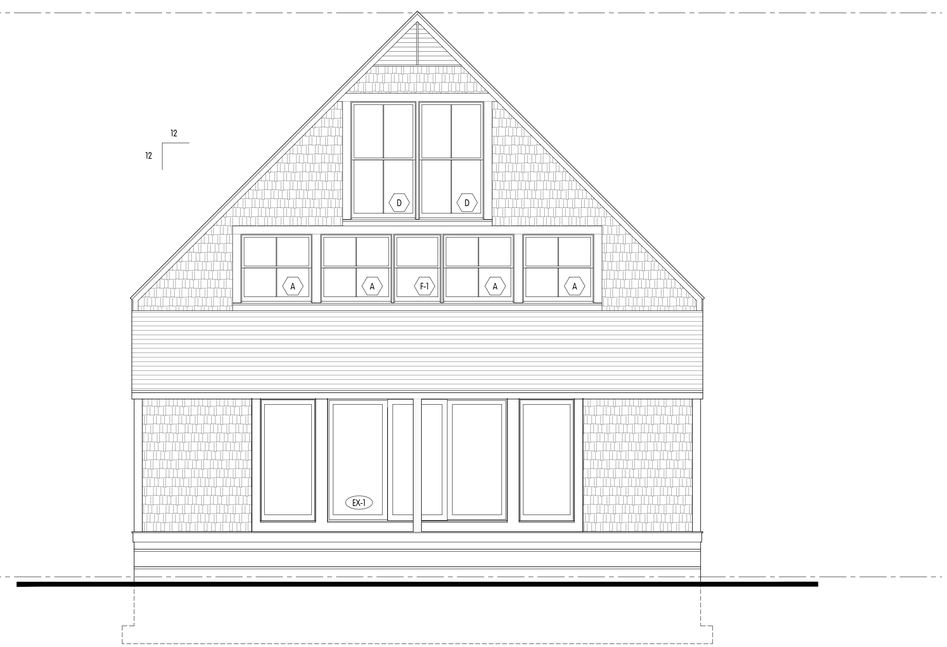
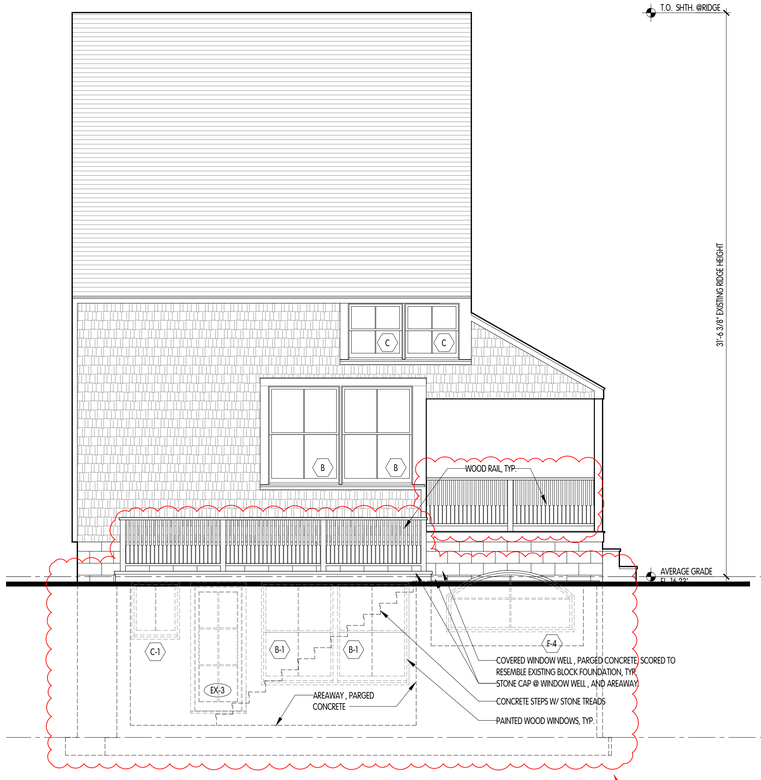


1 A-301 EXISTING ELEVATION -- EAST
1/4"= 1'-0"



2 A-301 EXISTING ELEVATION -- NORTH
1/4"= 1'-0"



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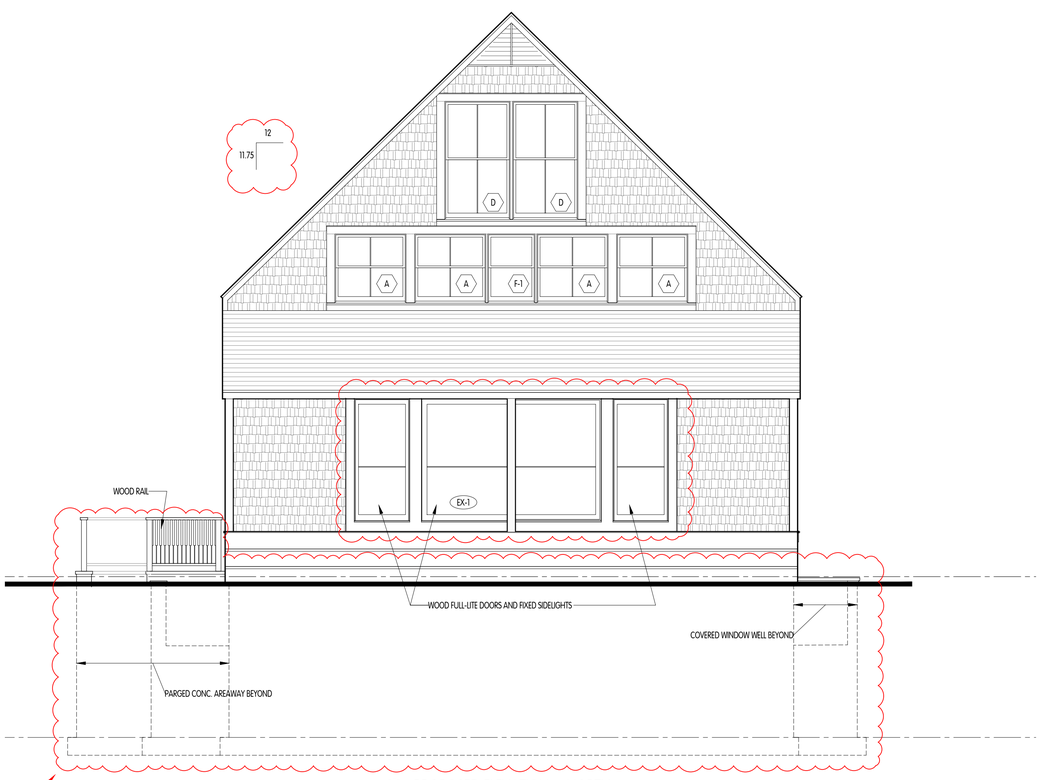
1/4"= 1'-0"



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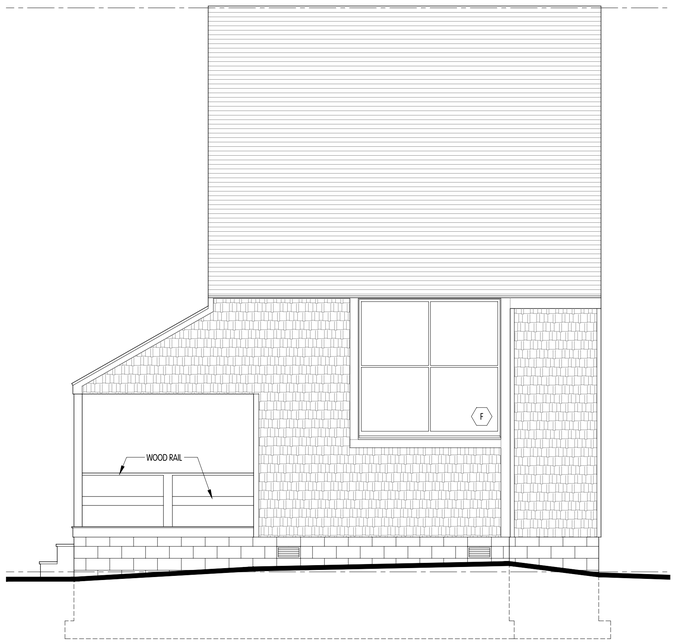

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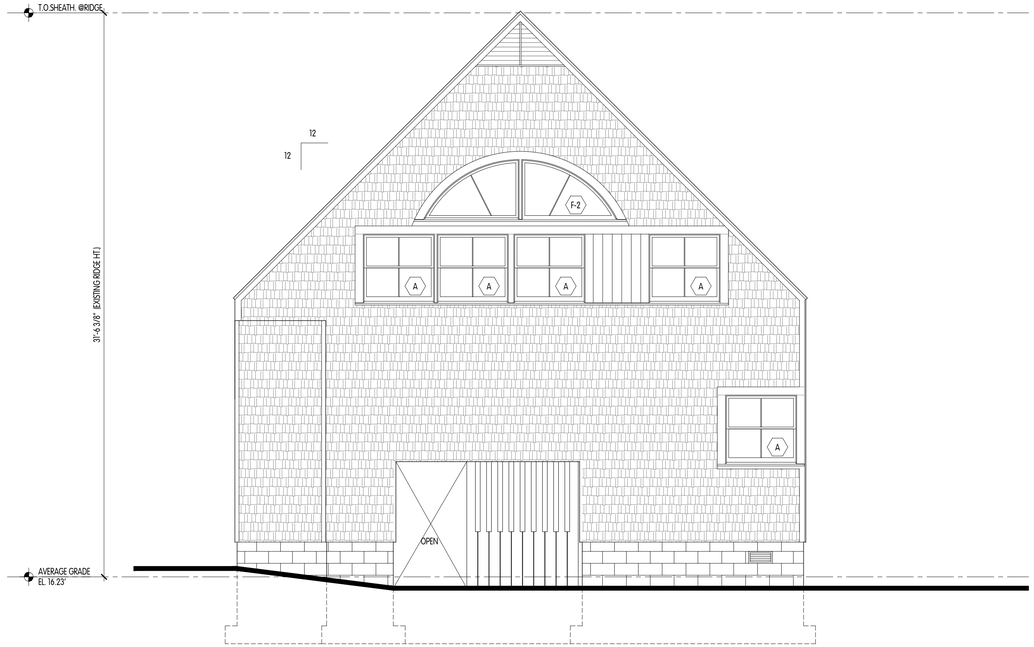
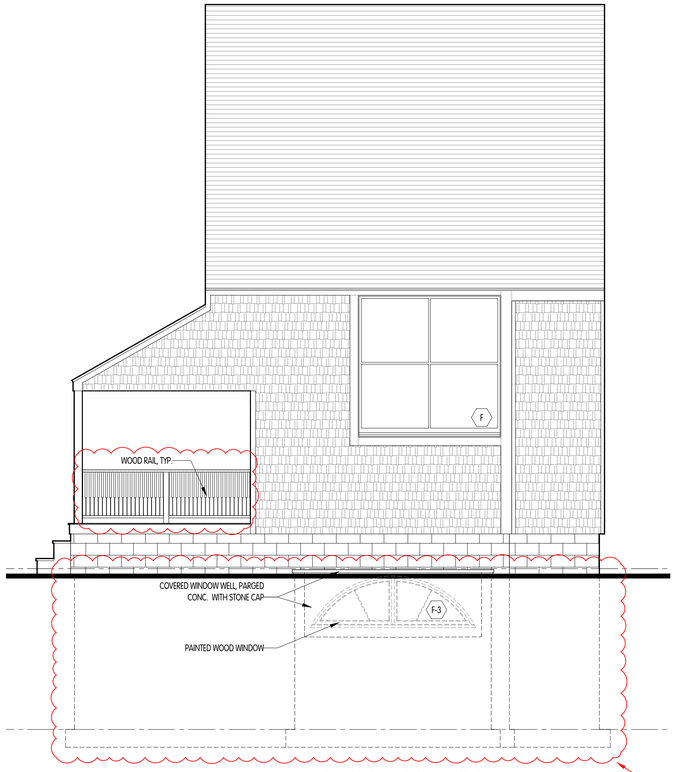


2 A-302 EXISTING ELEVATION -- SOUTH
1/4"= 1'-0"



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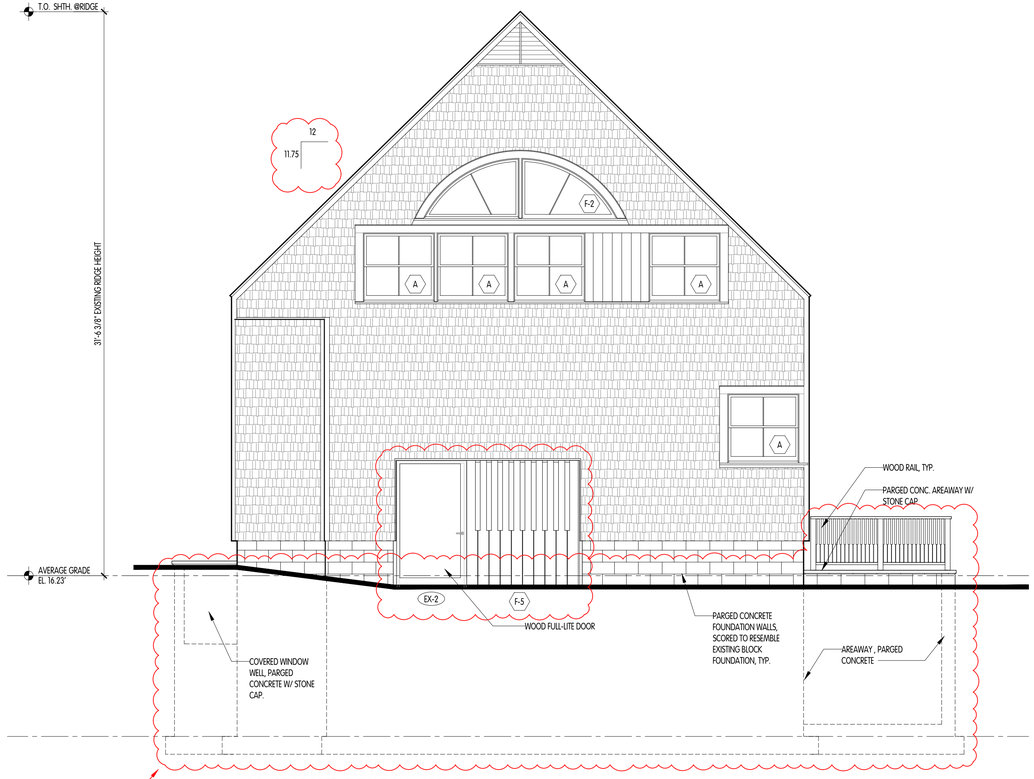
ADDED FULL BASEMENT AND RAILING AS REQ'D.



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ADDRESS: 61 POCOMO RD.
DATE HEARD: 9/3/24
SITTING BOARD: STEPHEN WELCH, RAY POHL, ANGUS MACLEOD, VAL OLIVER ABBY CAMP

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265):
	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) ~~Large~~ sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 9/6/24




63
61
63



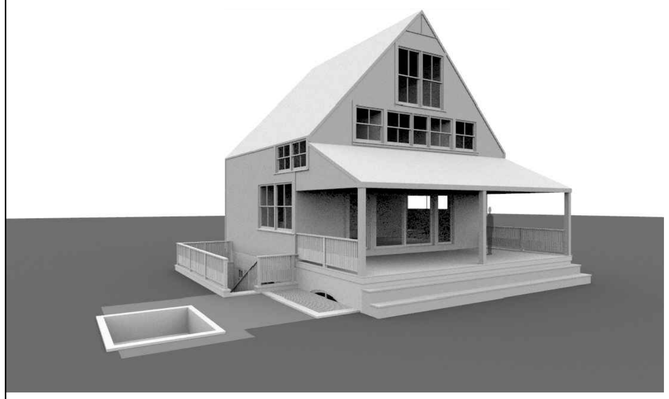








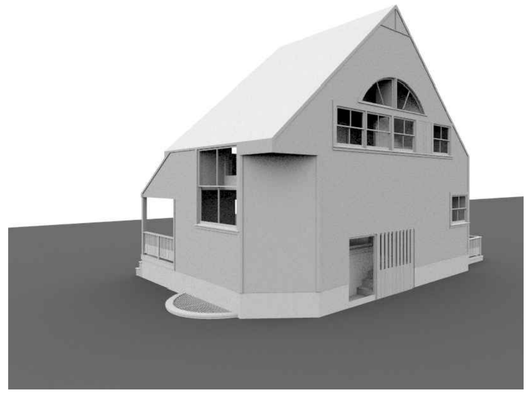




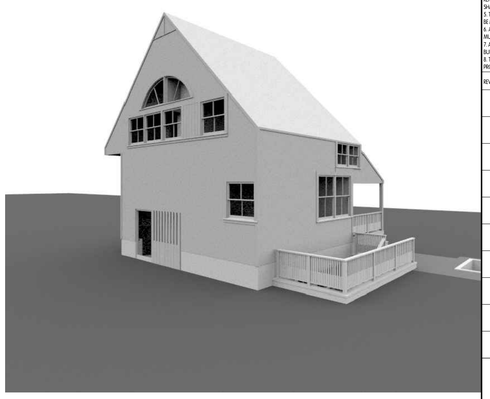
1A A-300 PROPOSED MODEL VIEW -- NORTHEAST VIEW



2A A-300 PROPOSED MODEL VIEW -- NORTHWEST VIEW



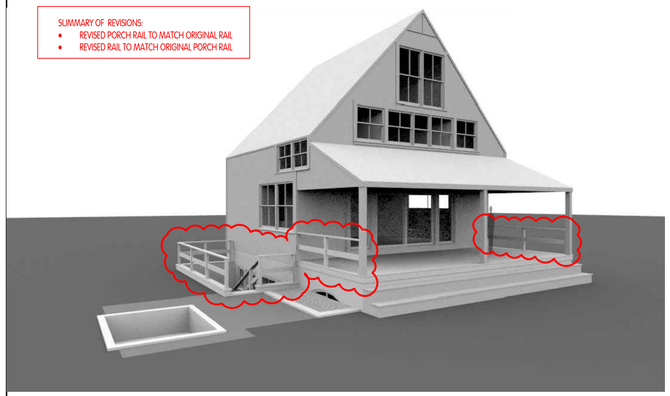
3A A-300 PROPOSED MODEL VIEW -- SOUTHWEST VIEW



4A A-300 PROPOSED MODEL VIEW -- SOUTHEAST VIEW

SUMMARY OF REVISIONS:

- REVISED PORCH RAIL TO MATCH ORIGINAL RAIL
- REVISED RAIL TO MATCH ORIGINAL PORCH RAIL



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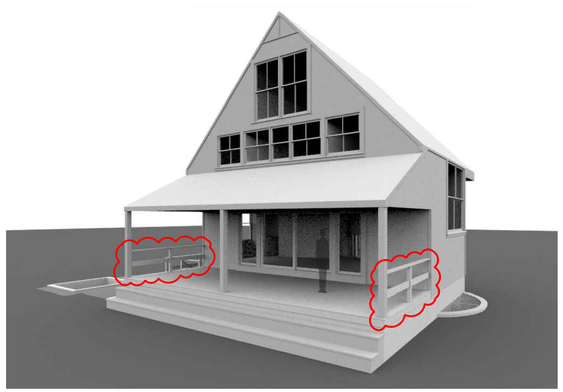

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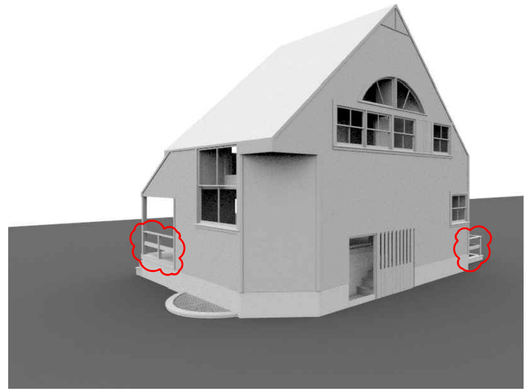

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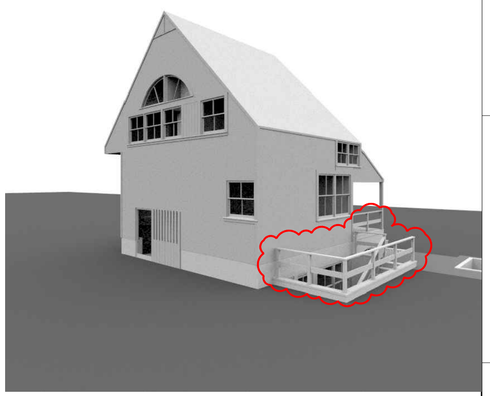
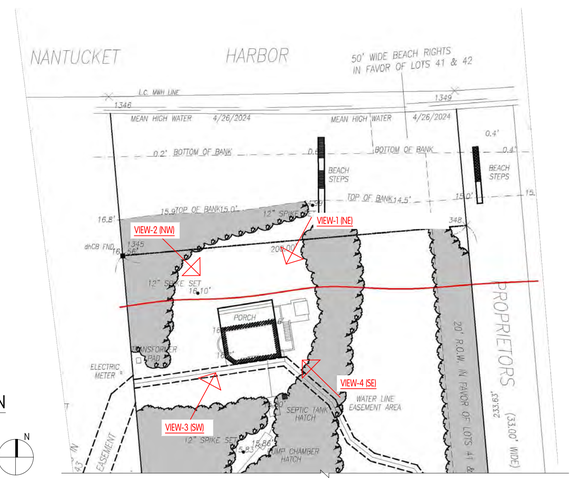


4A A-300 PROPOSED MODEL VIEW -- SOUTHEAST VIEW



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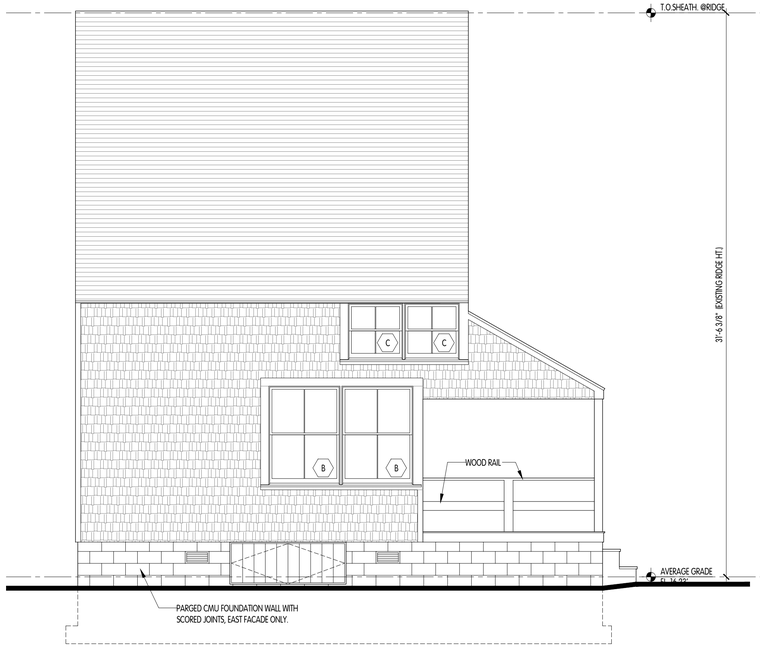

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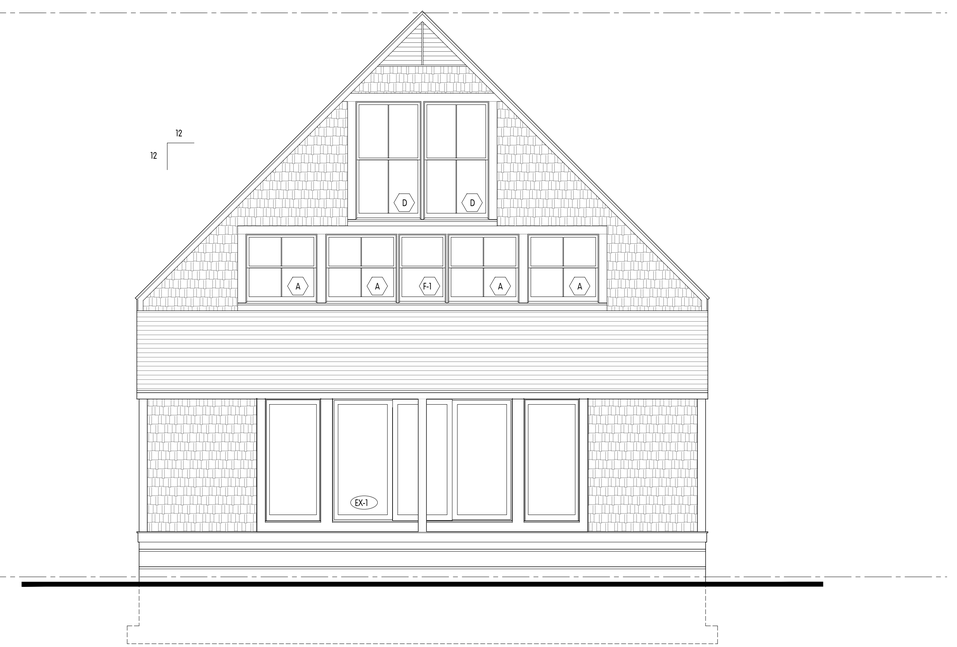

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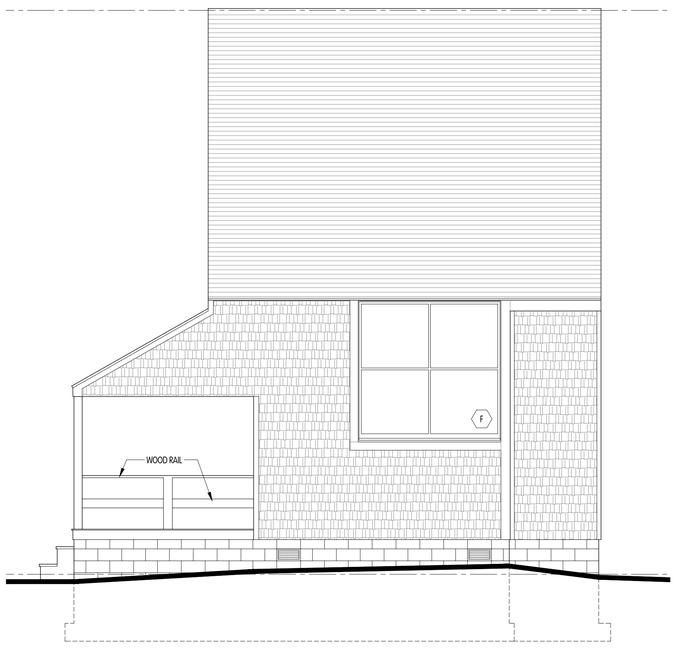

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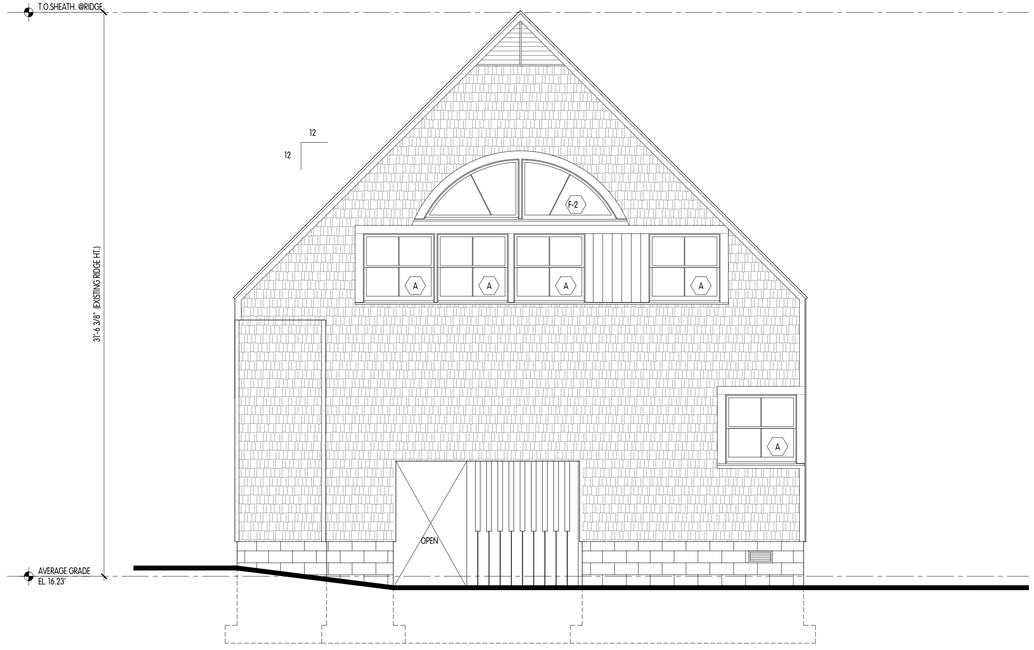

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1206 31ST STREET NW
WASHINGTON, DC 20007
Tel. 202.333.6647
email: Alex@znarchitects.com

SEAL AND SIGNATURE

DRAWING TITLE

EXISTING ELEVATIONS

SHEET NUMBER

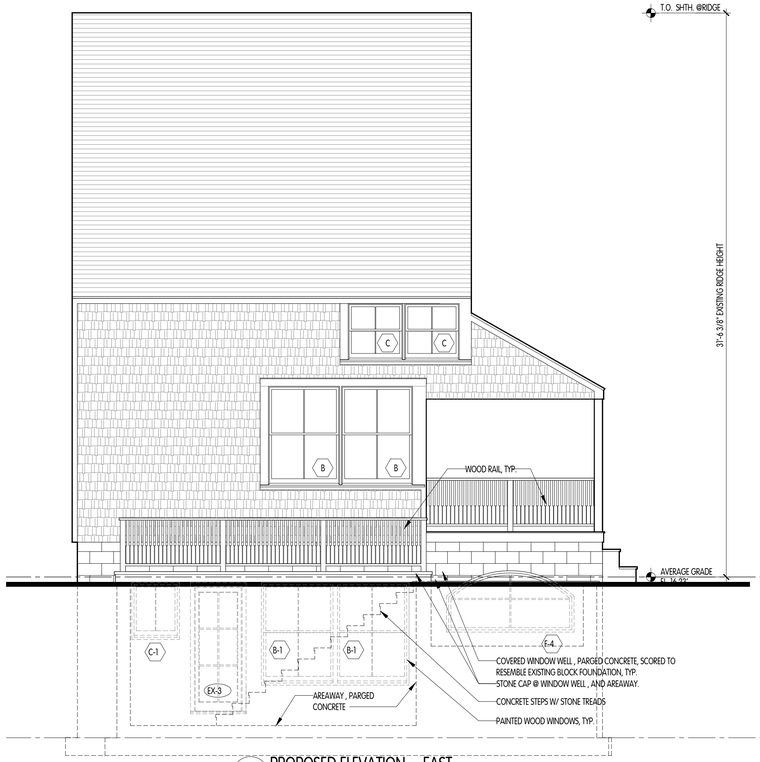
EX-300.00

SCALE: 1/4"=1'-0"

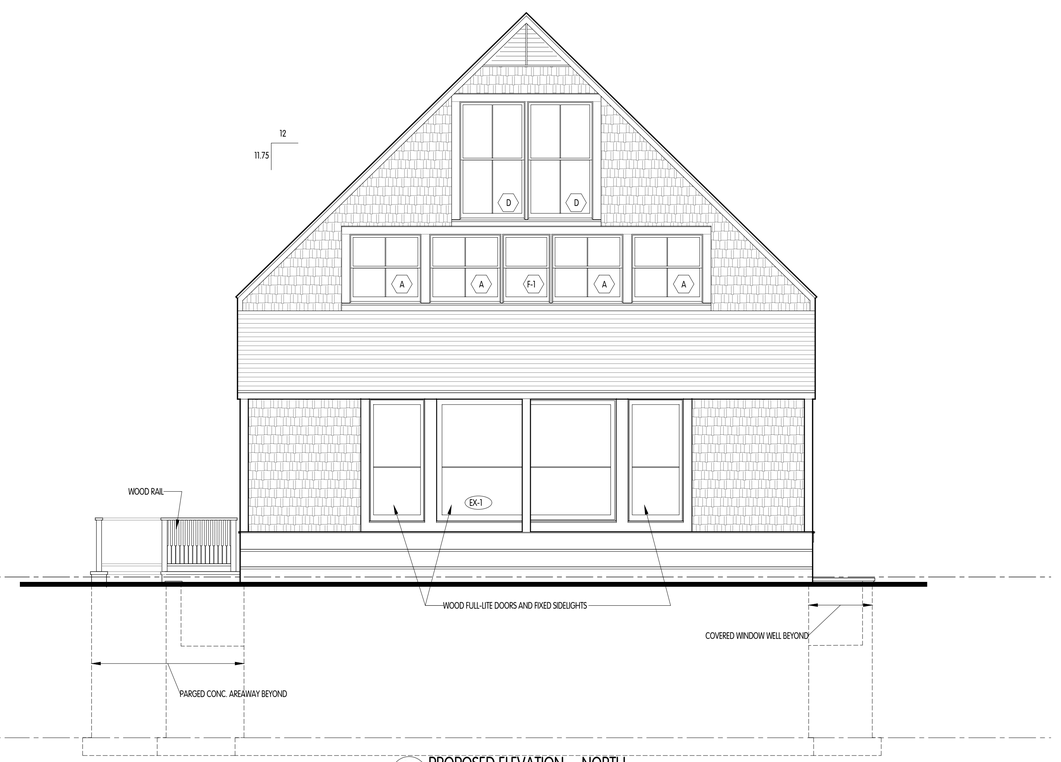
ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #

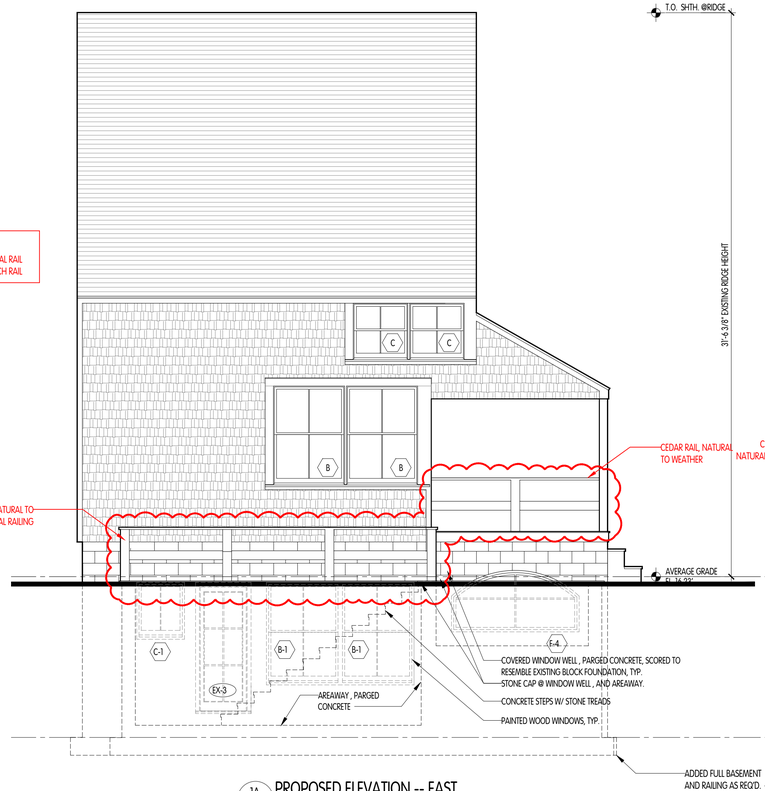


1A A-301 PROPOSED ELEVATION -- EAST
1/4"= 1'-0"

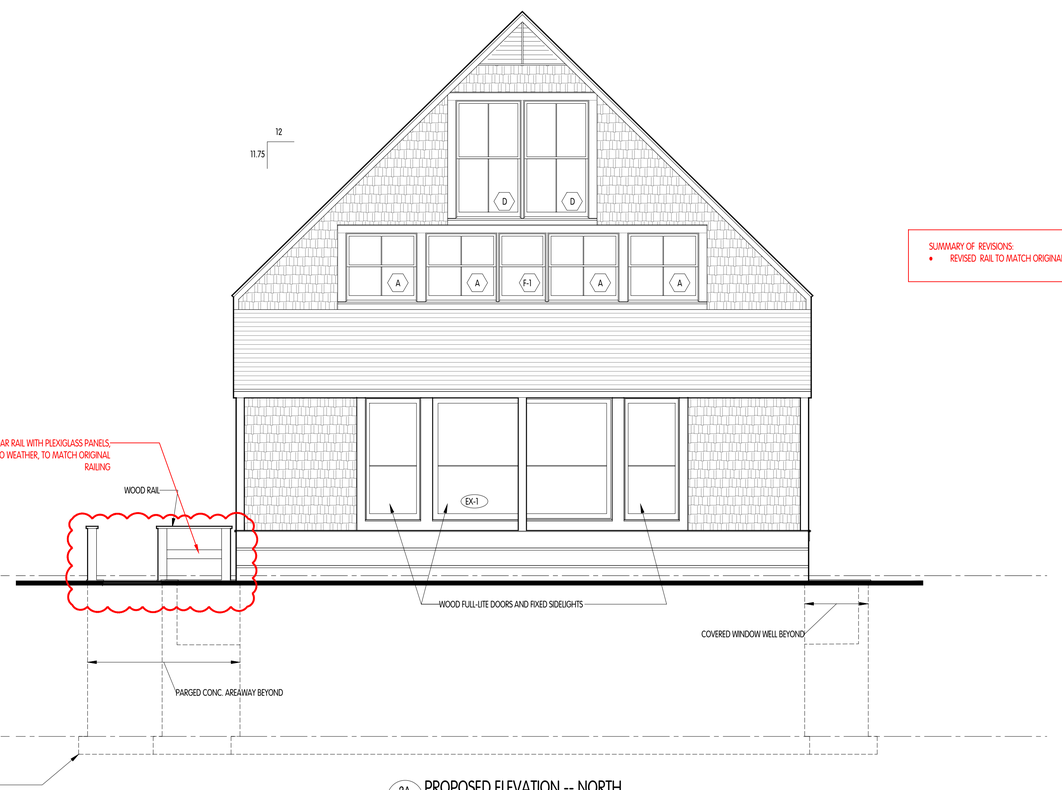


2A A-301 PROPOSED ELEVATION -- NORTH
1/4"= 1'-0"

SUMMARY OF REVISIONS:
- REVISED PORCH RAIL TO MATCH ORIGINAL RAIL
- REVISED RAIL TO MATCH ORIGINAL PORCH RAIL



1A A-301 PROPOSED ELEVATION -- EAST
1/4"= 1'-0"



2A A-301 PROPOSED ELEVATION -- NORTH
1/4"= 1'-0"

SUMMARY OF REVISIONS:
- REVISED RAIL TO MATCH ORIGINAL PORCH RAIL

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
7. ALL CONTRACTORS MUST CONFORM TO ALL REGULATIONS, MUNICIPAL AND PROVINCIAL BY LAWS AND ALL APPLICABLE BUILDING CODES.
8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

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ELEVATIONS-

EXISTING & PROPOSED

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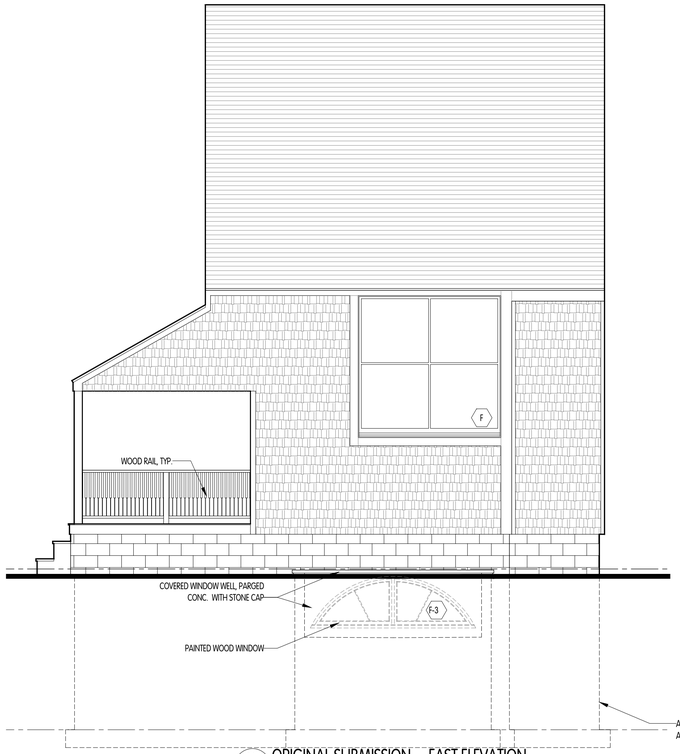
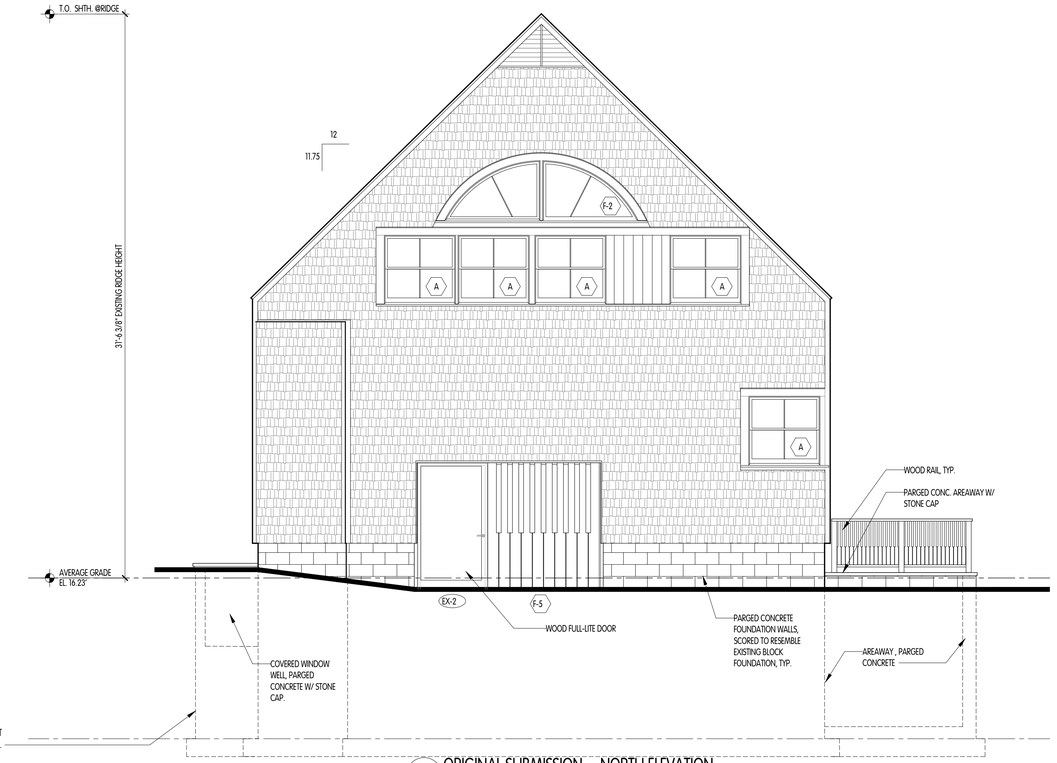
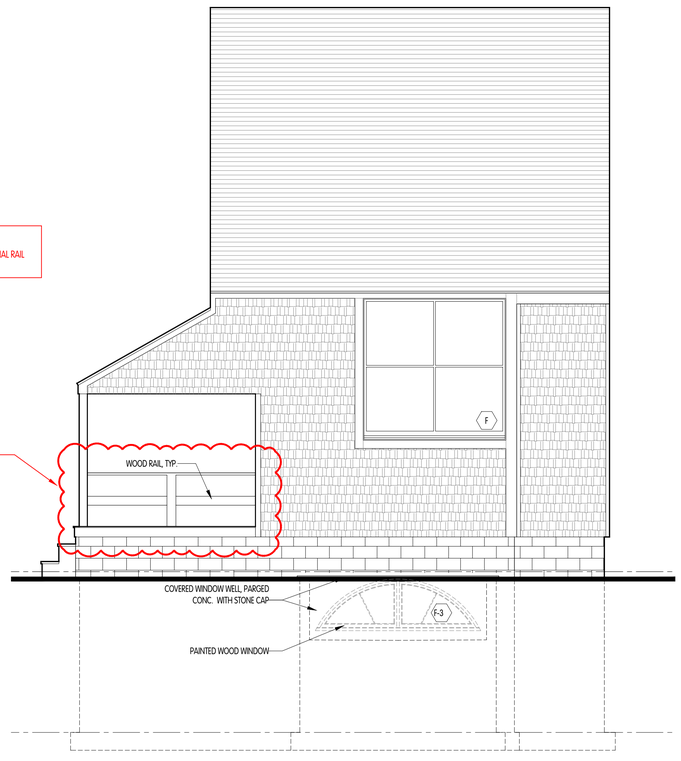


1A A-301 ORIGINAL SUBMISSION -- EAST ELEVATION
1/4"= 1'-0"



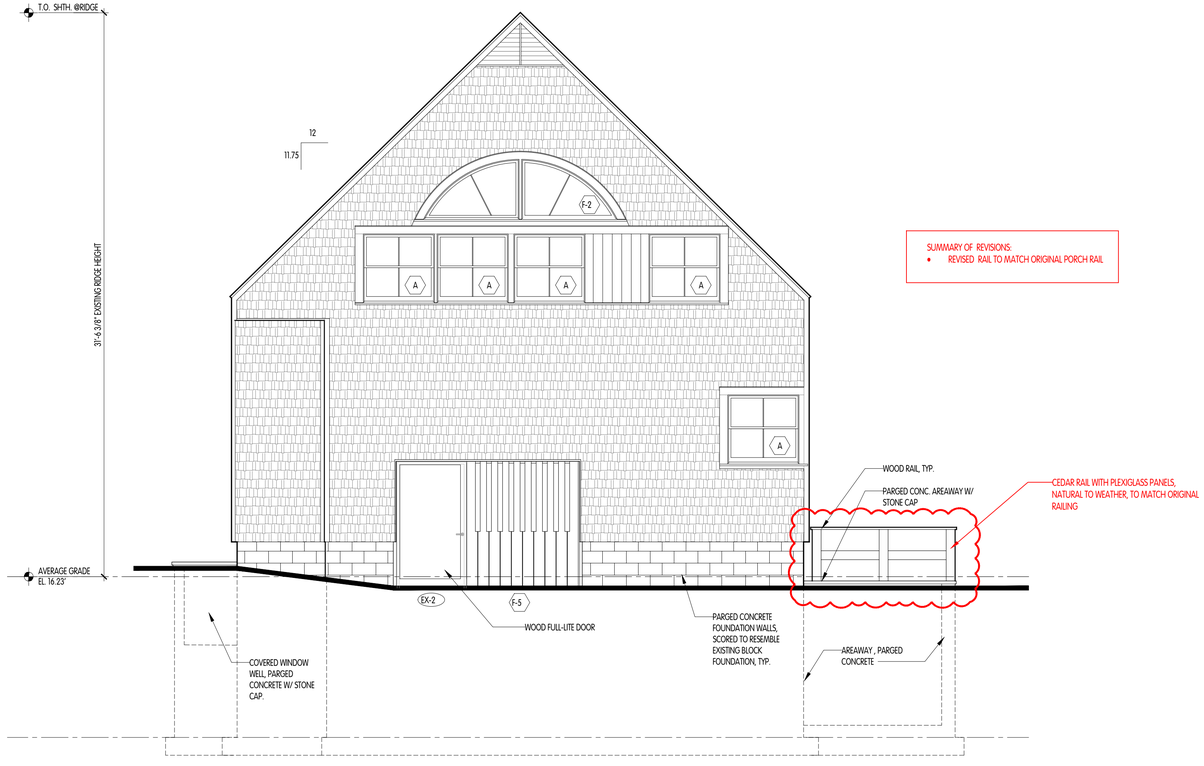
2A A-301 ORIGINAL SUBMISSION -- NORTH ELEVATION
1/4"= 1'-0"

SUMMARY OF REVISIONS:
- REVISED PORCH RAIL TO MATCH ORIGINAL RAIL



1 A-302 PROPOSED ELEVATION -- WEST
1/4"= 1'-0"

SUMMARY OF REVISIONS:
- REVISED RAIL TO MATCH ORIGINAL PORCH RAIL



2 A-302 PROPOSED ELEVATION -- SOUTH
1/4"= 1'-0"

NOTES:
1. GENERAL CONTRACTOR IS REQUIRED TO ACKNOWLEDGE IN WRITING TO THE BUILDING MANAGEMENT COMPANY, BUILDING BOARD AND BUILDING ARCHITECT THAT THEY HAVE READ AND WILL FOLLOW THE BUILDING ALTERATION AGREEMENT, RULES AND REGULATIONS. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO SUBMITTING HIS PRICE.
2. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.
3 VERIFY ALL DIMENSIONS IN FIELD.
4. CONTRACTOR MUST VERIFY AND CHECK ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS ON SITE AND REPORT ANY ERRORS, OMISSIONS AND DISCREPANCIES TO DESIGNERS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK.
5. THE DESIGNERS CANNOT BE RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR DISCREPANCIES. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS PART.
6. ALL SAMPLES, SUBSTITUTIONS OF MATERIALS OR FINISHES SUGGESTED BY THE CONTRACTOR TO ACCELERATE THE WORK, MUST BE ACCEPTED BY THE DESIGNER.
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8. THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS

KEY PLAN

RESIDENCE

61 POCOMO ROAD
NANTUCKET, MA 02554

ARCHITECT

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SEAL AND SIGNATURE

DRAWING TITLE

ELEVATIONS

EXISTING & PROPOSED

SHEET NUMBER

A-302.00

SCALE: AS SHOWN

ISSUE DATE: 07/31/24

PAGE NUMBER

PERMIT IDENTIFICATION #

ADDRESS: 3 Eagles Wing Way
DATE HEARD: December 12, 2023
SITTING BOARD:

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265): **3 Eagles Wing Way || HDC2023 – 11-9486**
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

IV. OLD BUSINESS 11/21/2023

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	43 W Miacomet LLC **10-9347**	43 W Miacomet	Pool & hardscape	86/13.2	Jardins Intl.

Voting:	Welch, Coombs, Oliver, Paul	
Alternates:	None	
Recused:	None	
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.	
Representing:	Elisabeth O'Rourke- Jardins International	
Staff Comments:	-	
Public Comments:	-	
Concerns:	**Oliver** - Shared that she went out to look for the poll stakes, couldn't see them and expressed no concerns with the application. **Coombs** - Stated that as long as the pool is not visible, she has no complaints. - Mentioned that the brush in front of the house will make it impossible to see. **Paul** - Conducted a site visit and mentioned that there are no concerns. - Noted that one of the abutters suggested the grade rises as you go past it but found it well hidden from both the front and the side. **Welch** - Expressed concern about the visibility of the proposed use but questioned whether it falls within the HDC's purview.	
Motion:	**Motion to approve, as submitted. (Made by: Oliver) (00:06:55)**	
Roll-Call Vote:	Carried – 3:1 // Coombs, Oliver, Paul (Aye) // Welch (Nay)	Certificate #HDC2023 -**10-9347**

	Nancy Holmes **11-9486**	3 Eagles Wing Way	Rooftop solar array	80/229	Empower Energy

Voting:	Welch, Coombs, Oliver	
Alternates:	None	
Recused:	None	
Representative:	Fritz- Empower Energy	
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.	
Staff Comments:	-	
Public Comments:	-	
Concerns:	**Oliver** - Requested that solar panels not be placed on the front of the house, especially if visible. - Advised to aim for a more consistent and linear pattern, suggesting potential adjustments to the placement of panels. - Mentioned the possibility of re-evaluating the design and considering a ground array. - Offered assistance in understanding policies and expressed willingness to discuss any inquiries or concerns regarding the policies. **Coombs** - Expressed concern about the visibility of the solar panels on the front of the house, particularly from Surfside Road, and questioned the compliance with HDC rules.	
Motion:	**Motioned for the application to return with the removal of all lines on the roof plan except for roof lines and solar panels, emphasized heavier weight lines for roof lines, and specified that panels should only be shown on the rear and side (west and south). Proposed a site view for further evaluation. (Made by: Welch) (Seconded by: Oliver) (00:17:25)**	
Roll-Call Vote:	Carried – 3:0 // Welch, Coombs, Oliver (Aye)	Certificate # HDC2023 – **11-9486**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: _____ PARCEL N°. _____

Street & Number of Proposed Work: 3 Eagles Wing Way

Owner of record: Nancy Holmes

Mailing Address: 3 Eagles Wing Way Nantucket Massachusetts 02554

Contact Phone #: (774) 236-9649 E-mail: nnantuck@gmail.com

AGENT INFORMATION (if applicable)

Name: Asim Hafeez/ Empower Energy Solutions Inc.

Mailing Address: 30 OLD KINGS HWY S SUITE 1001 DARIEN CT 06820

Contact Phone #: 203-493-2977 E-mail: permits@empowerenergy.co

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Installation of a PV Solar on an existing residential roof.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08-10-2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ASIM HAFEEZ OF EMPOWER ENERGY SOLUTIONS INC.

AS AGENT FOR Nancy Holmes

STREET ADDRESS 3 Eagles Wing Way

MAP/PARCEL 80 / 229

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

August 12, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Asim Hafeez — Signature

08-12-2024 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**; Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

30 Old Kings Hwy #S 1001,
Darien CT, 06820
203-493-2977
permits@wmpowerenergy.co

Nantucket Historic District Commission
Certificate of Appropriateness Application
Proposed Solar System

Client: 3 Eagles Wing Way
Nantucket, MA 02554

Assessors Map Number: 80
Lot Number: 229

Property ID: 7694

Year Built: 1985

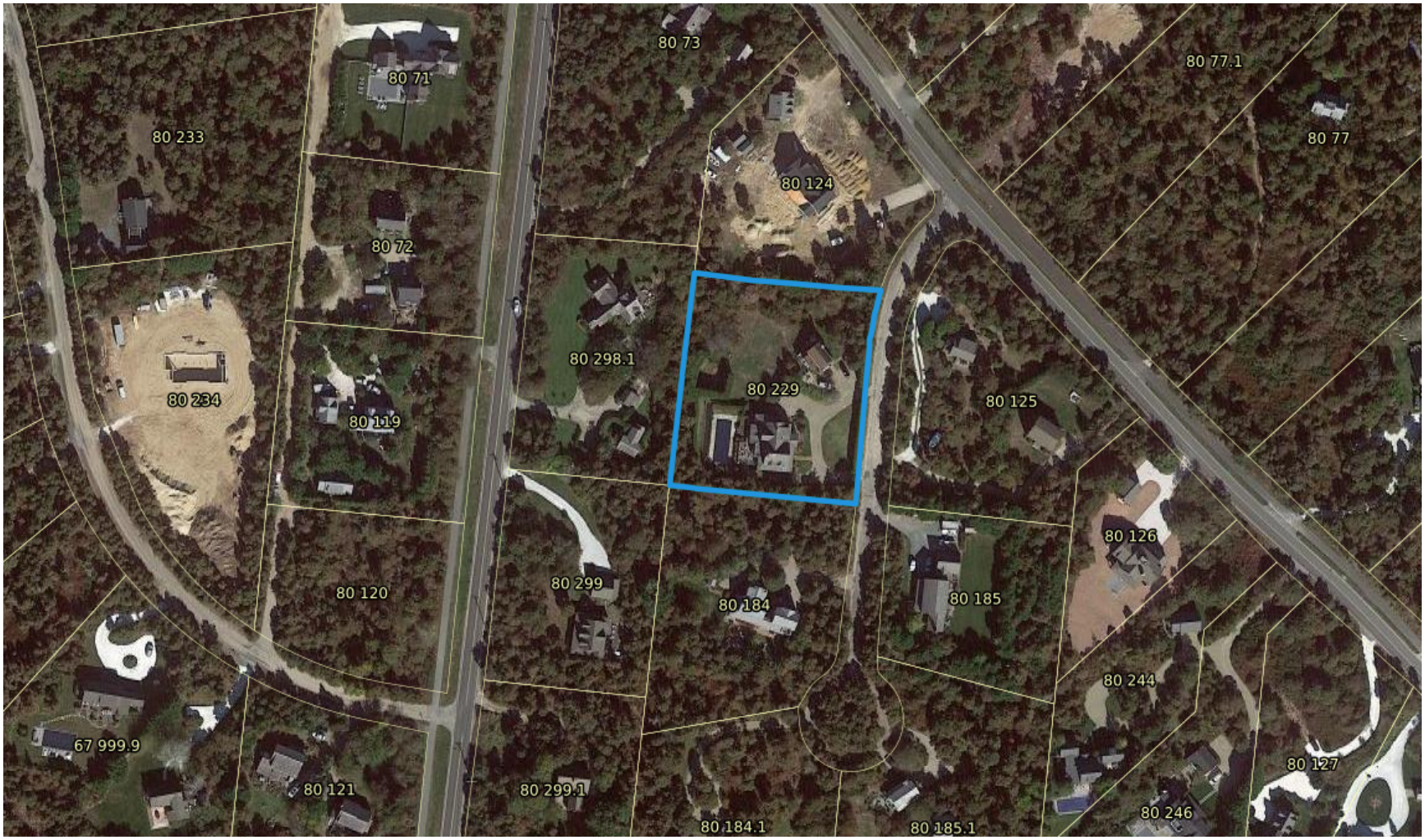
Use:1090

Description: MULTI HSES M01

Zone: LUG1

Property Size: 1.20 acres

Satellite Image of 3 Eagles Wing Way



ABBREVIATIONS

A	AMPERE
AC	ALTERNATING CURRENT
BLDG	BUILDING
CONC	CONCRETE
C	COMBINER BOX
D	DISTRIBUTION PANEL
DC	DIRECT CURRENT
EGC	EQUIPMENT GROUNDING CONDUCTOR
(E)	EXISTING
EMT	ELECTRICAL METALLIC TUBING
GALV	GALVANIZED
GEC	GROUNDING ELECTRODE CONDUCTOR
GND	GROUND
HDG	HOT DIPPED GALVANIZED
I	CURRENT
Imp	CURRENT AT MAX POWER
INVS	INVERTERS
Isc	SHORT CIRCUIT CURRENT
kVA	KILOVOLT AMPERE
kW	KILOWATT
LBW	LOAD BEARING WALL
MIN	MINIMUM
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
P	PANEL BOARD
PL	PROPERTY LINES
PV	PHOTOVOLTAIC
PVC	POLYVINYL CHLORIDE
S	SUBPANEL
SCH	SCHEDULE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DIAGRAMS
STC	STANDARD TESTING CONDITIONS
SWH	SOLAR WATER HEATER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
Vmp	VOLTAGE AT MAX POWER
Voc	VOLTAGE AT OPEN CIRCUIT
W	WATT
3R	NEMA 3R, RAIN TIGHT

ELECTRICAL NOTES

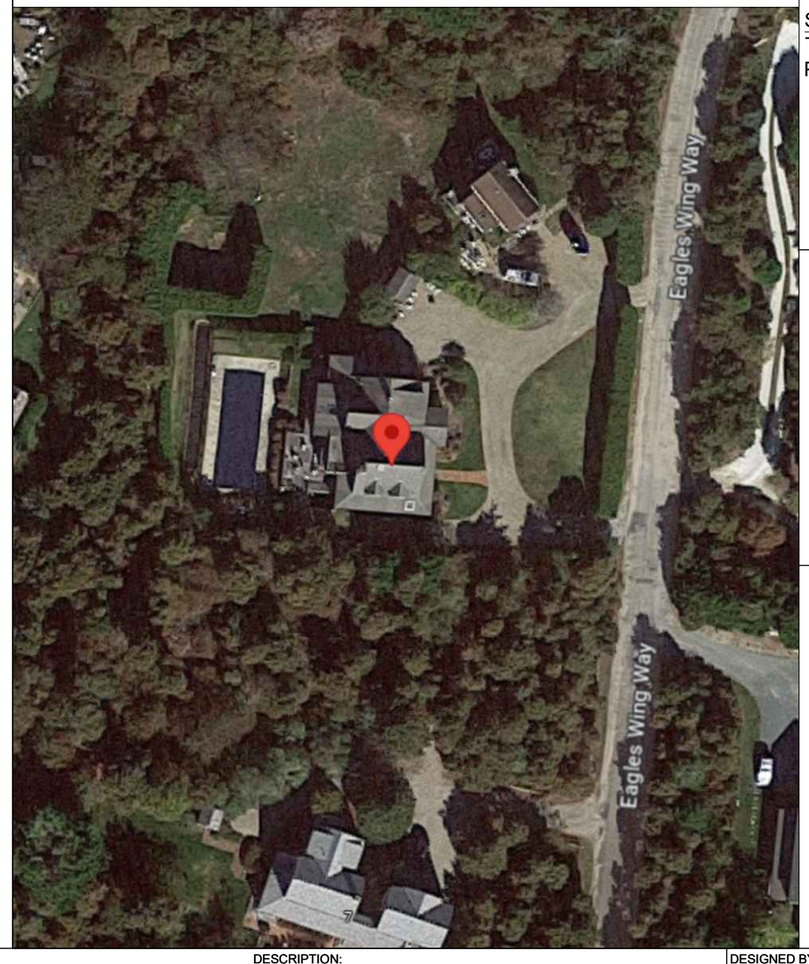
1. WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A SIGN WILL BE PROVIDED WARNING OF THE HAZARDS PER ART. 690.17.
2. EACH UNGROUNDED CONDUCTOR OF THE MULTIWIRE BRANCH CIRCUIT WILL BE IDENTIFIED BY PHASE AND SYSTEM PER ART. 210.5.
3. A NATIONALLY-RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ART. 110.3.
4. CIRCUITS OVER 250V TO GROUND SHALL COMPLY WITH ART. 250.97, 250.92(B)
5. DC CONDUCTORS EITHER DO NOT ENTER BUILDING OR ARE RUN IN METALLIC RACEWAYS OR ENCLOSURES TO THE FIRST ACCESSIBLE DC DISCONNECTING MEANS PER ART. 690.31(E).
6. ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY INTO BOXES AS REQUIRED BY UL LISTING.
7. MODULE FRAMES SHALL BE GROUNDED AT THE UL-LISTED LOCATION PROVIDED BY THE MANUFACTURER USING UL LISTED GROUNDING HARDWARE.
8. ALL EXPOSED METAL PARTS (MODULE FRAMES, RAIL, BOXES, ETC.) SHALL BE GROUNDED USING UL LISTED LAY-IN LUGS LISTED FOR THE PURPOSE. POSTS SHALL BE MADE ELECTRICALLY CONTINUOUS WITH ATTACHED RAIL.
9. MODULE FRAMES, RAIL, AND POSTS SHALL BE BONDED WITH EQUIPMENT GROUND CONDUCTORS AND GROUNDED AT THE MAIN ELECTRIC PANEL.
10. THE DC GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED ACCORDING TO ART. 250.166(B) & 690.47.

GENERAL NOTES

1. THIS SYSTEM IS GRID-INTERTIED VIA A UL-LISTED POWER-CONDITIONING INVERTER.
2. THIS SYSTEM HAS NO BATTERIES, NO UPS.
3. ALL INVERTERS AND ARRAYS ARE NEGATIVELY GROUNDED.
4. SOLAR MOUNTING FRAMES ARE TO BE GROUNDED.

VICINITY

N T S



INDEX

PV1	COVER SHEET
PV2	SITE PLAN
PV3	ARRAY DETAIL
PV4	STRUCTURAL VIEWS
PV5	SINGLE LINE
PV6	LABEL SET
PV7	LABEL SET

SCOPE OF WORK
TO INSTALL A ROOF MOUNTED SOLAR PHOTOVOLTAIC SYSTEM AT THE OWNER RESIDENCE

APPLICABLE CODES
2015 IBC
2023 NEC

AHJ: CITY OF NANTUCKET
2 FAIRGROUND RD,
NANTUCKET, MA 02554, US
+1 508-325-7587

UTILITY: NATIONAL GRID

EMPOWER ENERGY SOLUTION
30 OLD KINGS HWY S # 1001 , DARIEN CT, 06820-4551

LICENSES
HIC: 198351
ELEC: 8209-EL-A1

EMPOWER ENERGY SOLUTIONS

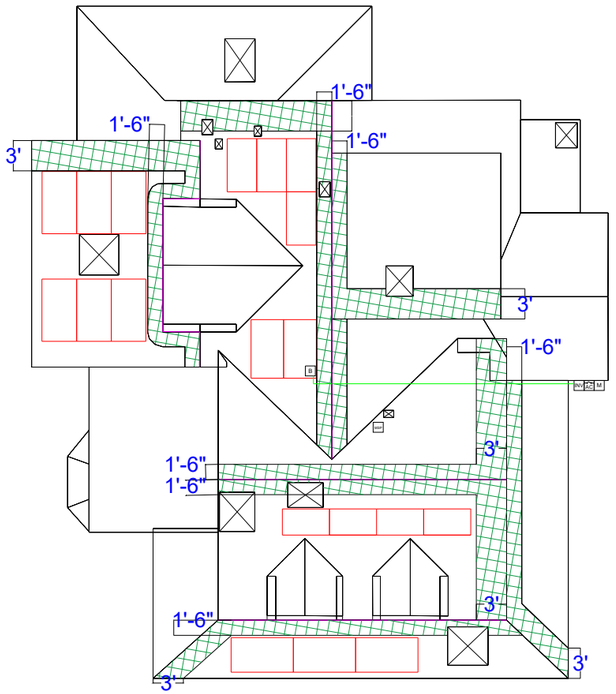
JOB NUMBER: 2358	UTILITY: NATIONAL GRID
RACKING: IRONRIDGE XR-10	UTILITY ACCT #: 90221-30006
MODULES: (19) HANWHA Q.PEAK DUO BLK ML-G10 + 405	
INVERTER: (1) SOLAREDGE INVERTER SE6000H-US (6.00 KW)	

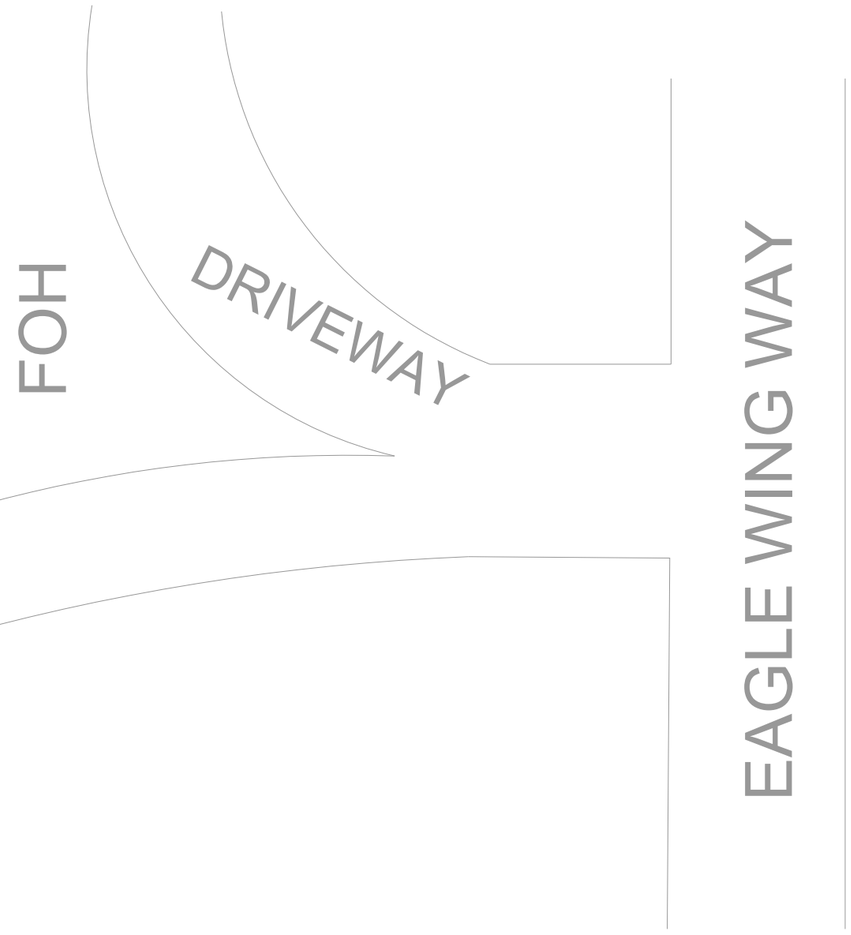
OWNER:
HOLMES, DWIGHT
3 EAGLES WING WAY
NANTUCKET, MA, 02554
(774) 236-9649

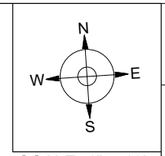
DESCRIPTION:
HOLMES RESIDENCE
7.695 kW DC ROOF SOLAR SYSTEM
6.00 kW AC

DESIGNED BY: AA
REVIEW BY: MS
REV: DATE: 05-10-2023

PAGE: PV1
PAGE NAME: COVER SHEET







SCALE: 1" = 10'

LEGEND

M	UTILITY METER
INV	INVERTER
AC	AC DISCONNECT
MSP	MAIN SERVICE PANEL
B	DC JUNCTION BOX
μ	MONITORING UNIT
D	DISTRIBUTION PANEL
LC	LOAD CENTER
ATS	AUTOMATIC TRANSFER SWITCH
	CONDUIT
	FENCE

EMPOWER ENERGY SOLUTIONS

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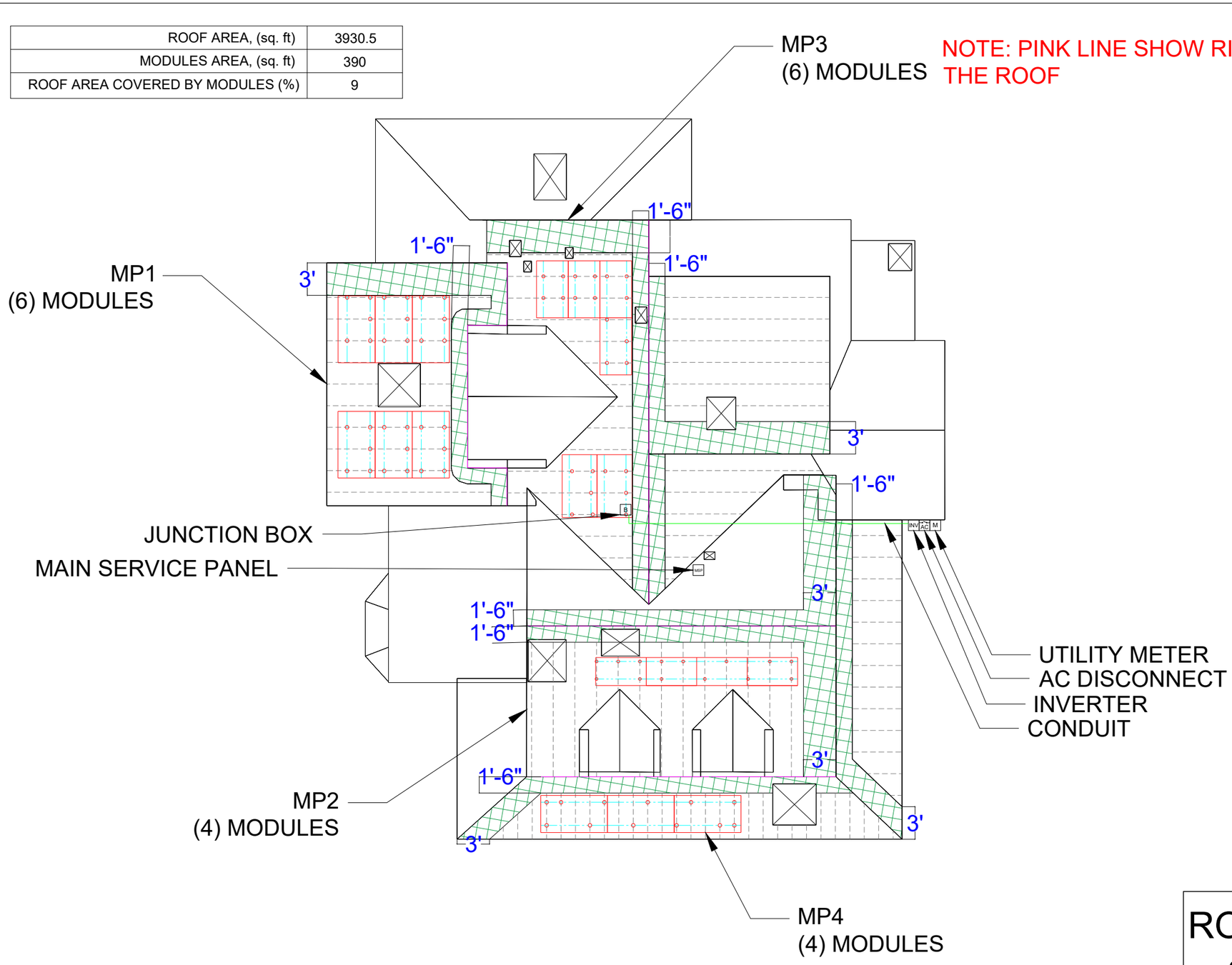
DESIGNED BY: AA
REVIEW BY: MS
REV:
DATE: 05-10-2023

PAGE: PV2
PAGE NAME: SITE PLAN

ROOF AREA, (sq. ft)	3930.5
MODULES AREA, (sq. ft)	390
ROOF AREA COVERED BY MODULES (%)	9



N
W E
S

SCALE: 1" = 10'

LEGEND

- ROOF
- RAFTERS
- RAIL
- MOUNT
- OBSTRUCTION

TOTAL PENETRATION COUNT	88

MP1	
RAFTER PROFILE	2X8
RAFTER SPACING	24"
C.J. SPACING	24"
ATTACHMENT SPACING	48"
ROOF PITCH	14°
ARRAY PITCH	14°
ROOF AZIMUTH	274°
ARRAY AZIMUTH	274°
ROOF SURFACE TYPE	ASPHALT SHINGLE
STORIES	2

MP2	
RAFTER PROFILE	2X8
RAFTER SPACING	24"
C.J. SPACING	24"
ATTACHMENT SPACING	48"
ROOF PITCH	45°
ARRAY PITCH	45°
ROOF AZIMUTH	184°
ARRAY AZIMUTH	184°
ROOF SURFACE TYPE	ASPHALT SHINGLE
STORIES	2

MP3	
RAFTER PROFILE	2X8
RAFTER SPACING	24"
C.J. SPACING	24"
ATTACHMENT SPACING	48"
ROOF PITCH	44°
ARRAY PITCH	44°
ROOF AZIMUTH	274°
ARRAY AZIMUTH	274°
ROOF SURFACE TYPE	ASPHALT SHINGLE
STORIES	2

MP4	
RAFTER PROFILE	2X8
RAFTER SPACING	24"
C.J. SPACING	24"
ATTACHMENT SPACING	48"
ROOF PITCH	18°
ARRAY PITCH	18°
ROOF AZIMUTH	184°
ARRAY AZIMUTH	184°
ROOF SURFACE TYPE	ASPHALT SHINGLE
STORIES	2

ROOF LEAD SIGN OFF: _____

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 2358	UTILITY: NATIONAL GRID
RACKING: IRONRIDGE XR-10	UTILITY ACCT #: 90221-30006
MODULES: (19) HANWHA Q.PEAK DUO BLK ML-G10 + 405	
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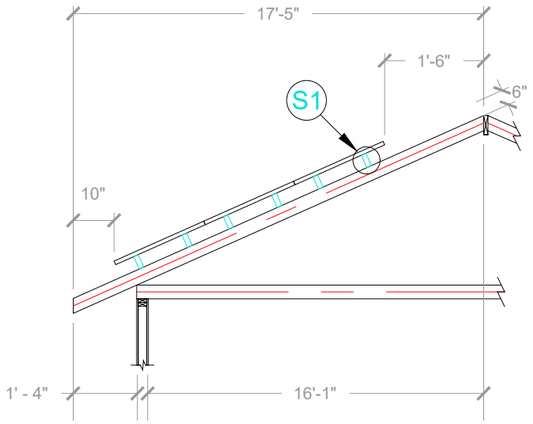
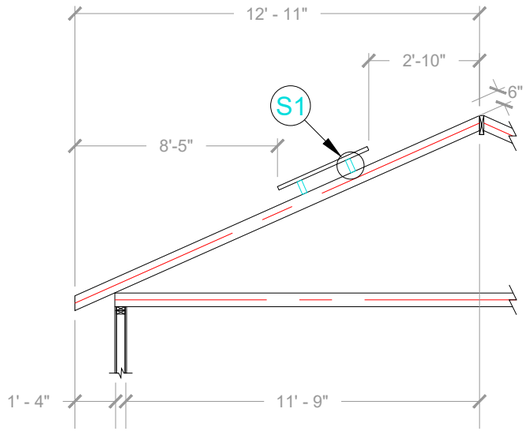
REV: DATE: 05-10-2023

PAGE: PV3
PAGE NAME: ARRAY DETAIL



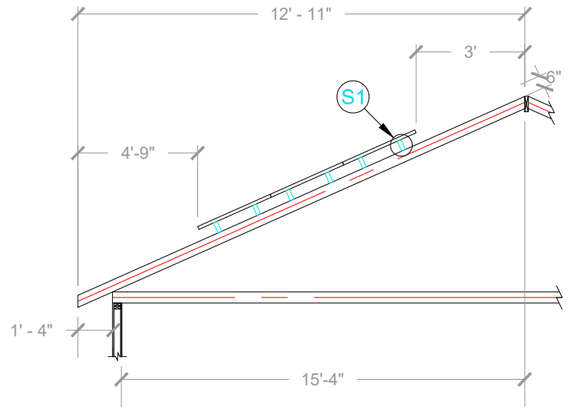
MP1 SIDE VIEW
NTS

RAFTERS: 2X8 @ 24" O.C.
MAX SPAN~ 16'-1"



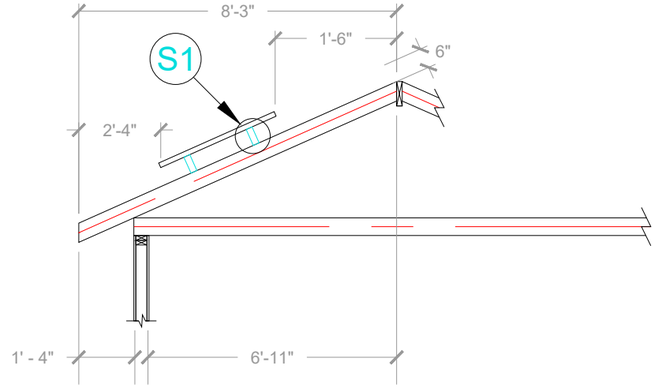
MP2 SIDE VIEW
NTS

RAFTERS: 2X8 @ 24" O.C.
MAX SPAN~ 13'-10"



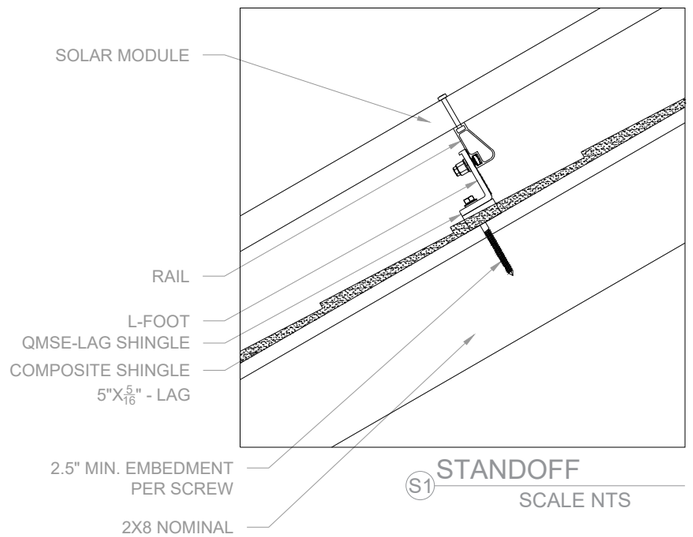
MP3 SIDE VIEW
NTS

RAFTERS: 2X8 @ 24" O.C.
MAX SPAN~ 15'-5"



MP1 SIDE VIEW
NTS

RAFTERS: 2X8 @ 24" O.C.
MAX SPAN ~ 6'-11"



S1 STANDOFF
SCALE NTS

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 2358	UTILITY: NATIONAL GRID
RACKING: IRONRIDGE XR-10	UTILITY ACCT #: 90221-30006
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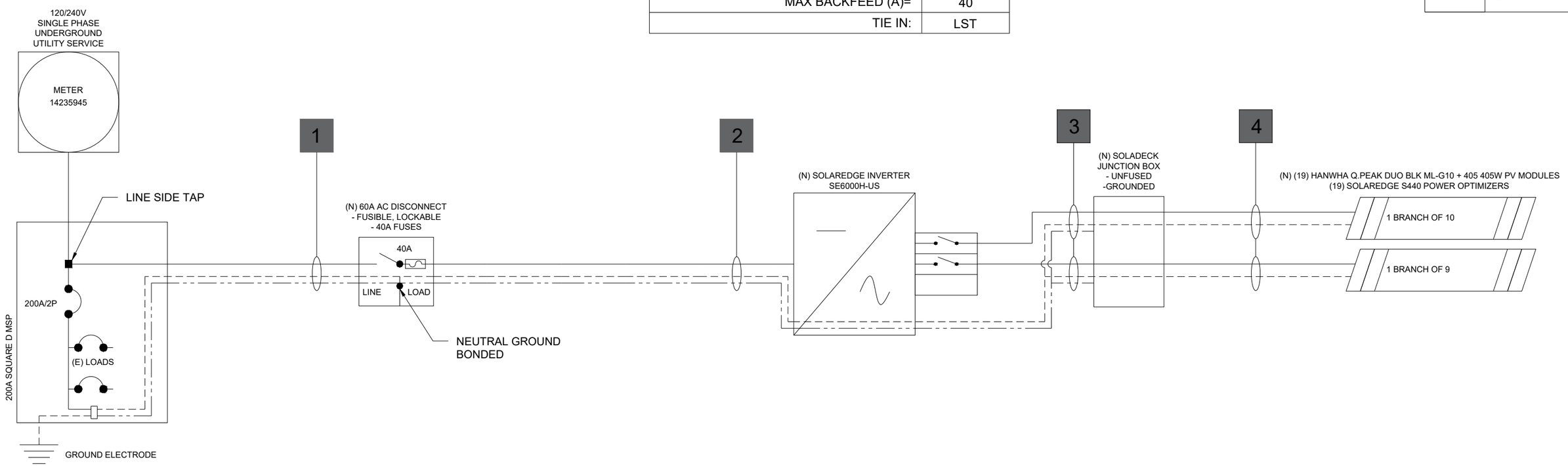
DESIGNED BY: AA
REVIEW BY: MS
REV: DATE: 05-10-2023

PAGE: PV4
PAGE NAME: STRUCTURAL VIEWS

INVERTER OUTPUT CURRENT(A)=	25
INVERTER BACKFEED (A)=	31
MSP RATING (A)=	200
MAIN BREAKER RATING (A)=	200
MAX BACKFEED (A)=	40
TIE IN:	LST

	BREAKER
	FUSE
	SWITCH
	EARTH GROUND
	GEC
	EGC



WIRE SCHEDULE			
1	2	3	4
AWG #6, THWN-2	AWG #6, THWN-2	AWG #10, THWN-2	AWG #10, PV WIRE
AWG #8, THWN-2, EGC/GEC	AWG #8, THWN-2, EGC/GEC	AWG #10, THWN-2, EGC/GEC	AWG #10, THWN-2, EGC
CONDUIT, 3/4" EMT	CONDUIT, 3/4" EMT	CONDUIT, 3/4" EMT	CONDUIT, 3/4" EMT

ELEC. LEAD
SIGN OFF: _____

EMPOWER ENERGY SOLUTIONS

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DESIGNED BY: AA
REVIEW BY: MS
REV:
DATE: 05-10-2023

PAGE: PV5
PAGE NAME: SINGLE LINE

1 Combiner Box/circuits/Conduit Combiner Box/Enclosures/EMT Enclosures /Main Service Disconnect/ Breaker Panel/Pull Boxes

SCALE 1/4" - 1'.0"

WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

NEC 706.15(C)(4) and NEC 690.13(B)
Roll: 596-00878 / 10-Pk: 596-00893
Metal 5-Pk: 596-00921

2 Combiner Box/circuits/Conduit Combiner Box/Enclosures/EMT Enclosures /Main Service Disconnect/ Breaker Panel/Pull Boxes

SCALE 1/4" - 1'.0"

WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

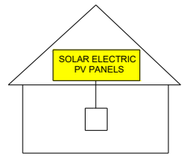
NEC 110.27(C) & OSHA 1910.145(f)(7)
Roll: 596-00499 / 10-Pk: 596-00664
Metal 5-Pk: 596-00832

3 AC Disconnection/Point Of Interconnection

SCALE 1/4" - 1'.0"

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZERD IN THE ARRAY



IFC 605.11.3.1(1) & 690.56(C)
Roll: 596-00885 / 10-Pk: 596-00888

4 DC Disconnect / Breaker / Recombiner Box

SCALE 1/4" - 1'.0"

WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

NEC 690.13(B) / Roll: 596-00879
10-Pk: 596-00894 / Metal 5-Pk: 596-00920

5 DC Disconnect / Breaker / Recombiner Box

SCALE 1/4" - 1'.0"

PHOTOVOLTAIC

DC DISCONNECT

NEC 690.13(B)
Roll: 596-00238 / 10-Pk: 596-00854

6 DC Disconnect / Breaker / Recombiner Box

SCALE 1/4" - 1'.0"

RATED AC OPERATING CURRENT:
MAX RATED AC OPERATING CURRENT:
RATED AC OPERATING VOLTAGE:
MAX RATED AC OPERATING VOLTAGE:
RATED SHORT CIRCUIT CURRENT:
MAXIMUM SYSTEM VOLTAGE:

FOR MARKING DC BACKUP SYSTEMS /
Roll: 596-00240

7 DC Disconnect / Breaker / Recombiner Box

SCALE 1/4" - 1'.0"

MAXIMUM DC VOLAGE

OF PV SYSTEM

NEC 690.53 / Roll: 596-01001 /
10-Pk: 596-01009

8 EMT / Conduit Raceways

SCALE 1/4" - 1'.0"

SOLAR PV DC CIRCUIT

NEC 690.31(O)(2) / Roll: 596-00998 / 10-Pk: 596-01006

PHOTOVOLTAIC POWER SOURCE

NEC 690.31(D)(2) / Roll: 596-00999 / 10-Pk: 596-01007

9 INVERTER

SCALE 1/4" - 1'.0"

WARNING

THE DISCONNECTION OF THE GROUNDED CONDUCTOR(S) MAY RESULT IN OVERVOLTAGE ON THE EQUIPMENT

NEC 690.31(E) / Roll: 596-09323
10-Pk: 596-09324 / Metal 5-Pk: 596-00924

10 Inverter / Breaker Panel / Pull Boxes / AC disconnect /Breaker/Points Of Connection

SCALE 1/2" - 1'.0"

PHOTOVOLTAIC AC DISCONNECT

RATED AC OUTPUT CURRENT:

NOMINAL OPERATING AC VOLTAGE:

NEC 690.54 / Roll: 596-00892 /
10-Pk: 596-00882

11 Production / Net Meter (Bi-directional) / Main Service Disconnect

SCALE 1/4" - 1'.0"

WARNING DUAL POWER SOURCE

SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

NEC 705.12(D)(3) & NEC 690.59 / Roll: 596-00495
10-Pk: 596-09665 / Metal 5-Pk: 596-00833

ENGINEERING STAMP (if appl.)

EMPOWER ENERGY SOLUTIONS

JOB NUMBER: 2358
UTILITY: NATIONAL GRID
RACKING: IRONRIDGE XR-10
UTILITY ACCT #: 90221-30006
MODULES: (19) HANWHA Q.PEAK DUO BLK ML-G10 + 405
INVERTER: (1) SOLAREDGE INVERTER SE6000H-US (6.00 KW)

OWNER:
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3 EAGLES WING WAY
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6.00 kW AC

DESIGNED BY: AA
REVIEW BY: MS
REV:
DATE: 05-10-2023

PAGE: PV6
PAGE NAME: LABEL SETS

12 AC Disconnect / Breaker / Points of Connection

SCALE 1/4" - 1'.0"

PHOTOVOLTAIC

AC DISCONNECT

NEC 690.13(B) / Roll: 596-00237 /
10-Pk: 596-00853

13 AC Disconnect / Breaker / Points of Connection

SCALE 1/4" - 1'.0"

WARNING

THIS EQUIPMENT FED BY
MULTIPLE SOURCES:
TOTAL RATING OF ALL OVERCURRENT
DEVICES EXCLUDING MAIN POWER
SUPPLY SHALL NOT EXCEED
AMPACITY OF BUSBAR

NEC 705.12(B)(3)(3) / Roll: 596-01000
10-Pk: 596-01008

14 Main Service Disconnect/ Utility Meter

SCALE 1/4" - 1'.0"

MAIN PHOVOLTAIC
SYSTEM DISCONNECT

NEC 690.13(B) / Roll: 596-00243
10-Pk: 596-00675 / Metal 5-Pk: 596-00860

NOTES:
ANSI Z535.4-2011 Product Safety Signs and Labels, provides guidelines for suitable font sizes, words, colors, symbols, and location requirements for labels. NEC 110.21(B)(1)

The label shall be of sufficient durability to withstand the environment involved. NEC 110.21(B)(3)

Adhesive fastened signs may be acceptable if properly adhered. Vinyl signs shall be weather resistant. IFC 605.11.1.3

Plaques and Directories at the Service Equipment (MSP) and the Location of All System Disconnects per NEC 705.10 & 690.56(A)(B)Roll:558-00350

15 Main Service Disconnect

SCALE 1/4" - 1'.0"

WARNING

SINGLE 120-VOLT SUPPLY
DO NOT CONNECT
MULTIWIRE BRANCH CIRCUITS

NEC 710.15(C) & 692.9 (C) / Roll: 596-00591
10-Pk: 596-00699 / Metal 5-Pk: 596-00837

16 Main Service Disconnect

SCALE 1/4" - 1'.0"

DO NOT DISCONNECT
UNDER LOAD

NEC 690.15 (B) & NEC 690.33(D)(2)
Roll: 596-00244 / 10-Pk: 596-00671

17 ENERGY STORAGE SYSTEMS

SCALE 1/4" - 1'.0"

NOMINAL ESS AC VOLTAGE:
NOMINAL ESS DC VOLTAGE:
AVAILABLE FAULT CURRENT
DERIVED FROM THE ESS:
DATE CALCULATION PERFORMED:

NEC 690.15 (B) & NEC 690.33(D)(2)
Roll: 596-00244 / 10-Pk: 596-00671

18 Main Service Disconnect

SCALE 1/4" - 1'.0"

CAUTION
PHOTOVOLTAIC SYSTEM CIRCUIT IS
BACKFEED

NEC 705.12(D) & NEC 690.59
Roll: 596-00587 / 10-Pk: 596-00666
Metal 5-Pk: 596-00834

19 Main Service Disconnect

SCALE 1/4" - 1'.0"

WARNING

POWER SOURCE OUTPUT
CONNECTION. DO NOT
RELOCATE THIS
OVERCURRENT DEVICE.

NEC 705.12 (B)(3)(2) / Roll: 596-00883
10-Pk: 596-00884 / Metal 5-Pk: 596-00917

20 ENERGY STORAGE SYSTEMS

SCALE 1/4" - 1'.0"

WARNING

FUEL CELL POWER
SYSTEM
CONTAINS ENERGY
STORAGE DEVICES

NEC 692.56 / Roll: 596-01002 /
10-Pk: 596-01010

ENGINEERING STAMP (if appl.)

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REV:
DATE: 05-10-2023

PAGE: PV7
PAGE NAME: LABEL SETS

powered by Q.ANTUM DUO Z



Q.PEAK DUO BLK ML-G10+
385-410

ENDURING HIGH PERFORMANCE



25 YR Warranty
Product & Performance

Q CELLS
Yield Security



BREAKING THE 20 % EFFICIENCY BARRIER
Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 21.1%.

THE MOST THOROUGH TESTING PROGRAMME IN THE INDUSTRY
Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new “Quality Controlled PV” of the independent certification institute TÜV Rheinland.

INNOVATIVE ALL-WEATHER TECHNOLOGY
Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

ENDURING HIGH PERFORMANCE
Long-term yield security with Anti LID Technology, Hot-Spot Protect and Traceable Quality Tra.Q™.

EXTREME WEATHER RATING
High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).

A RELIABLE INVESTMENT
Inclusive 25-year product warranty and 25-year linear performance warranty[1].

[1] See data sheet on rear for further information.

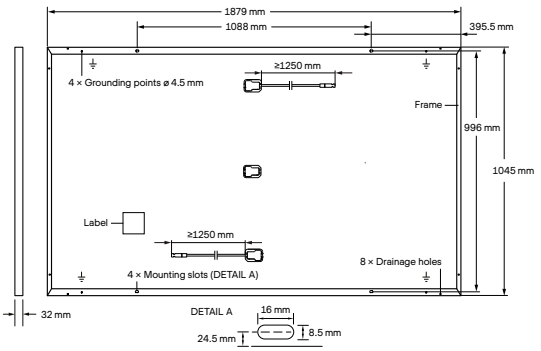
THE IDEAL SOLUTION FOR:
Rooftop arrays on residential buildings

Engineered in Germany

Q CELLS

MECHANICAL SPECIFICATION

Format	1879 mm × 1045 mm × 32 mm (including frame)
Weight	22.0 kg
Front Cover	3.2 mm thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	53-101 mm × 32-60 mm × 15-18 mm Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥1250 mm, (–) ≥1250 mm
Connector	Stäubli MC4; IP68

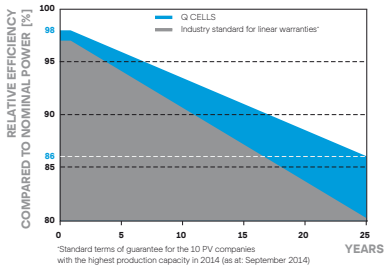


ELECTRICAL CHARACTERISTICS

POWER CLASS				385	390	395	400	405	410
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / –0 W)									
Minimum	Power at MPP[1]	P_{MPP}	[W]	385	390	395	400	405	410
	Short Circuit Current[1]	I_{SC}	[A]	11.04	11.07	11.10	11.14	11.17	11.20
	Open Circuit Voltage[1]	V_{OC}	[V]	45.19	45.23	45.27	45.30	45.34	45.37
	Current at MPP	I_{MPP}	[A]	10.59	10.65	10.71	10.77	10.83	10.89
	Voltage at MPP	V_{MPP}	[V]	36.36	36.62	36.88	37.13	37.39	37.64
	Efficiency[1]	η	[%]	≥19.6	≥19.9	≥20.1	≥20.4	≥20.6	20.9
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]									
Minimum	Power at MPP	P_{MPP}	[W]	288.8	292.6	296.3	300.1	303.8	307.6
	Short Circuit Current	I_{SC}	[A]	8.90	8.92	8.95	8.97	9.00	9.03
	Open Circuit Voltage	V_{OC}	[V]	42.62	42.65	42.69	42.72	42.76	42.79
	Current at MPP	I_{MPP}	[A]	8.35	8.41	8.46	8.51	8.57	8.62
	Voltage at MPP	V_{MPP}	[V]	34.59	34.81	35.03	35.25	35.46	35.68

[1]Measurement tolerances P_{MPP} ±3%; I_{SC}; V_{OC} ±5% at STC: 1000 W/m², 25±2 °C, AM 1.5 according to IEC 60904-3 • [2]800 W/m², NMOT, spectrum AM 1.5

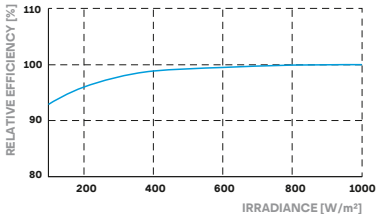
Q CELLS PERFORMANCE WARRANTY



At least 98 % of nominal power during first year. Thereafter max. 0.5 % degradation per year. At least 93.5 % of nominal power up to 10 years. At least 86 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	–0.27
Temperature Coefficient of P_{MPP}	γ	[%/K]	–0.34	Nominal Module Operating Temperature	NMOT	[°C]	43±3

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage	V_{SYS}	[V]	1000	PV module classification	Class II
Maximum Reverse Current	I_R	[A]	20	Fire Rating based on ANSI / UL 61730	C / TYPE 2
Max. Design Load, Push / Pull		[Pa]	3600 / 2660	Permitted Module Temperature on Continuous Duty	–40 °C - +85 °C
Max. Test Load, Push / Pull		[Pa]	5400 / 4000		

QUALIFICATIONS AND CERTIFICATES

Quality Controlled PV - TÜV Rheinland;
IEC 61215:2016; IEC 61730:2016.
This data sheet complies with DIN EN 50380.
QCPV Certification ongoing.
Certification holder:
Hanwha Q CELLS GmbH

TÜVRheinland CERTIFIED
www.tuv.com
ID 1111220277

CE

PACKAGING INFORMATION

Horizontal packaging	1940 mm	1100 mm	1220 mm	751 kg	28 pallets	24 pallets	32 modules

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Made in Korea

Hanwha Q CELLS Australia Pty Ltd
Suite 1, Level 1, 15 Blue Street, North Sydney, NSW 2060, Australia | **TEL** +61 (0)2 9016 3033 | **FAX** +61 (0)2 9016 3032 | **EMAIL** q-cells-australia@q-cells.com | **WEB** www.q-cells.com/au

Specifications subject to technical changes © **Q CELLS** Q.PEAK DUO BLK ML-G10+_385-410_2021-06_Rev01_AU

Engineered in Germany

Q CELLS

SolarEdge Home Wave Inverter

For North America

SE3800H-US / SE5000H-US / SE6000H-US /
SE7600H-US / SE10000H-US / SE11400H-US

INVERTERS

12-25 YEAR WARRANTY



Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014-2023 per articles 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

solaredge

SolarEdge Home Wave Inverter

For North America

SE3800H-US / SE5000H-US / SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SEXXXXH-XXXXXBXX4					SE11400H-XXXXXBXX5	Units
	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT							
Rated AC Power Output	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5(1)						Hz
Maximum Continuous Output Current @240V	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	16	-	24	-	-	48.5	A
Power Factor	1, Adjustable - 0.85 to 0.85						
GFDI Threshold	1						A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes						
INPUT							
Maximum DC Power @240V	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes						
Maximum Input Voltage	480						Vdc
Nominal DC Input Voltage	380						Vdc
Maximum Input Current @240V(2)	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V(2)	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45						Adc
Reverse-Polarity Protection	Yes						
Ground-Fault Isolation Detection	600k Sensitivity						
Maximum Inverter Efficiency	99.2						%
CEC Weighted Efficiency	99					99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5						W

(1) For other regional settings please contact SolarEdge support.
(2) A higher current source may be used; the inverter will limit its input current to the values stated.

SolarEdge Home Wave Inverter

For North America

SE3800H-US / SE5000H-US / SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SEXXXXH-XXXXXBXX4					SE11400H-XXXXXBXX5	
	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
ADDITIONAL FEATURES							
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), wireless SolarEdge Home Network (optional)(3), Wi-Fi (optional), Cellular (optional)						
Revenue Grade Metering, ANSI C12.20	Optional(4)						
Consumption Metering							
Inverter Commissioning	With the SetApp mobile application using Built-in Wi-Fi Access Point for Local Connection						
Rapid Shutdown - NEC 2014-2023 per articles 690.11 and 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect						
STANDARD COMPLIANCE							
Safety	UL1741, UL1741 SA, UL1741 SB, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07						
Grid Connection Standards	IEEE1547-2018, Rule 21, Rule 14 (HI), CSA C22.3 No. 9						
Emissions	FCC Part 15 Class B						
INSTALLATION SPECIFICATIONS							
AC Output Conduit Size / AWG Range	1" Maximum / 14 – 6 AWG				1" Maximum / 14 – 4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	1" Maximum / 1 – 2 strings / 14 – 6 AWG				1" Maximum / 1 – 3 strings / 14 – 6 AWG		
Dimensions with Safety Switch (H x W x D)	17.7 x 14.6 x 6.8 / 450 x 370 x 174				21.06 x 14.6 x 7.3 / 535 x 370 x 185	21.06 x 14.6 x 8.2 / 535 x 370 x 208(5)	in / mm
Weight with Safety Switch	22 / 10	25.1 / 11.4	26.2 / 11.9		38.8 / 17.6	44.9 / 20.4(5)	lb / kg
Noise	< 25				<50		dBA
Cooling	Natural Convection						
Operating Temperature Range	-40 to +140 / -40 to +60(6)						°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)						

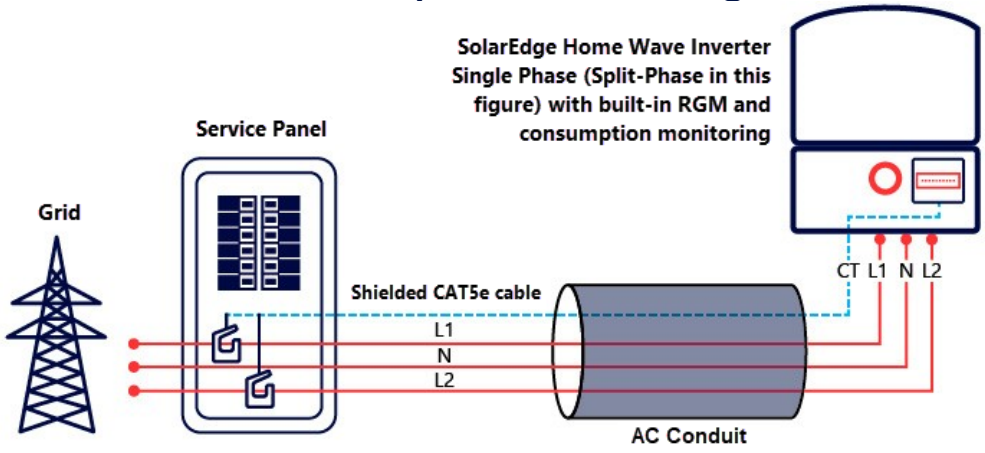
(3) For more information, refer to the SolarEdge Home Network datasheet

(4) Inverter with Revenue Grade Production and Consumption Meter P/N: SExxxxH-US000BEI4. For consumption metering, current transformers should be ordered separately: SEACT0750-200NA-20 or SEACT0750-400NA-20. 20 units per box.

(5) SE11400H-USxxxBxx**5** is the updated PN, though SE11400H-USxxxBxx**4** will still be available. All specifications are similar for both models, **EXCLUDING** the weight and dimensions [HxWxD]; The weight and dimensions of SE11400H-USxxxBxx**4** are 17.6 [kg] and 21.06-14.6-7.3 / 535-370-185 [in/mm], accordingly.

(6) Full power up to at least 50°C / 122°F; for power de-rating information refer to the Temperature De-rating Technical Note for North America.

How to Enable Consumption Monitoring



By simply wiring current transformers through the inverter's existing AC conduits and connecting them to the service panel, homeowners will gain full insight into their household energy usage helping them to avoid high electricity bills.

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CE

Power Optimizer

For Residential Installations

S440 / S500 / S500B / S650B

POWER OPTIMIZER



Enabling PV power optimization at the module level

- Specifically designed to work with SolarEdge residential inverters
- Detects abnormal PV connector behavior, preventing potential safety issues*
- Module-level voltage shutdown for installer and firefighter safety
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch loss, from manufacturing tolerance to partial shading
- Faster installations with simplified cable management and easy assembly using a single bolt
- Flexible system design for maximum space utilization
- Compatible with bifacial PV modules

* Functionality subject to inverter model and firmware version

Power Optimizer

For Residential Installations

S440 / S500 / S500B / S650B

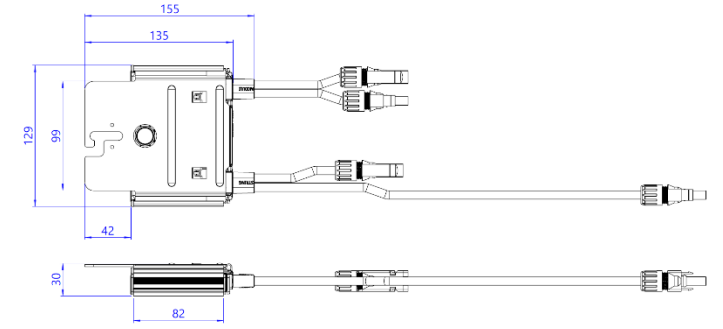
	S440	S500	S500B	S650B	UNIT
INPUT					
Rated Input DC Power(1)	440	500		650	W
Absolute Maximum Input Voltage (Voc)	60		125	85	Vdc
MPPT Operating Range	8 – 60		12.5 – 105	12.5 - 85	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	14.5	15			Adc
Maximum Efficiency	99.5				%
Weighted Efficiency	98.6				%
Overvoltage Category	II				
OUTPUT DURING OPERTION					
Maximum Output Current	15				Adc
Maximum Output Voltage	60		80		Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)					
Safety Output Voltage per Power Optimizer	1 ± 0.1				Vdc
STANDARD COMPLIANCE(2)					
EMC	FCC Part 15 Class B, IEC61000-6-2, IEC61000-6-3, CISPR11, EN-55011				
Safety	IEC62109-1 (class II safety), UL1741				
Material	UL94 V-0, UV Resistant				
RoHS	Yes				
Fire Safety	VDE-AR-E 2100-712:2018-12				
INSTALLATION SPECIFICATIONS					
Maximum Allowed System Voltage	1000				Vdc
Dimensions (W x L x H)	129 x 155 x 30		129 x 165 x 45		mm
Weight	720		790		gr
Input Connector	MC4(3)				
Input Wire Length	0.1				m
Output Connector	MC4				
Output Wire Length	(+) 2.3, (-) 0.10				m
Operating Temperature Range(4)	-40 to +85				°C
Protection Rating	IP68				
Relative Humidity	0 – 100				%

(1) Rated power of the module at STC will not exceed the Power Optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed.
(2) For details about CE compliance, see Declaration of Conformity – CE.
(3) For other connector types please contact SolarEdge.
(4) Power de-rating is applied for ambient temperatures above +85°C for S440 and S500, and for ambient temperatures above +75°C for S500B. Refer to the Power Optimizers Temperature De-Rating Technical Note for details.

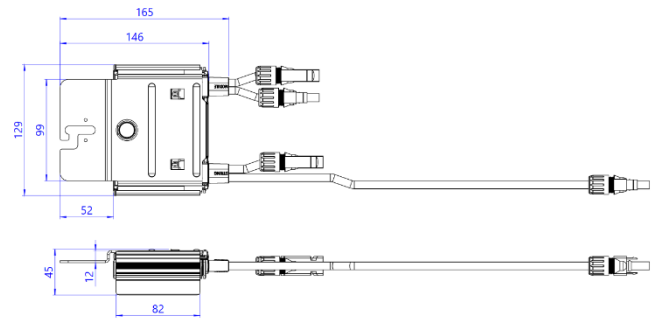
PV System Design Using a SolarEdge Inverter(5)		SolarEdge Home Wave Inverter Single Phase	SolarEdge Home Short String Inverter Three Phase	Three Phase for 230/400V Grid	Three Phase for 277/480V Grid	
Minimum String Length (Power Optimizers)	S440, S500	8	9	16	18	
	S500B, S650B	6	8	14		
Maximum String Length (Power Optimizers)		25	20	50		
Maximum Continuous Power per String		5700	5625	11250	12750	W
Maximum Allowed Connected Power per String (Permitted only when the power difference between strings is less than 2,000W)		See(6)	See(6)	13500	15000	W
Parallel Strings of Different Lengths or Orientations		Yes				

(5) It is not allowed to mix S-series and P-series Power Optimizers in new installations.
(6) If the inverter's rated AC power ≤ maximum nominal power per string, then the maximum power per string will be able to reach up to the inverters maximum input DC power. Refer to Application Note: Single String Design Guidelines.

S440, S500 (Flat Bracket)



S500B, S650B (Bent Bracket)



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CE RoHS

Tech Brief

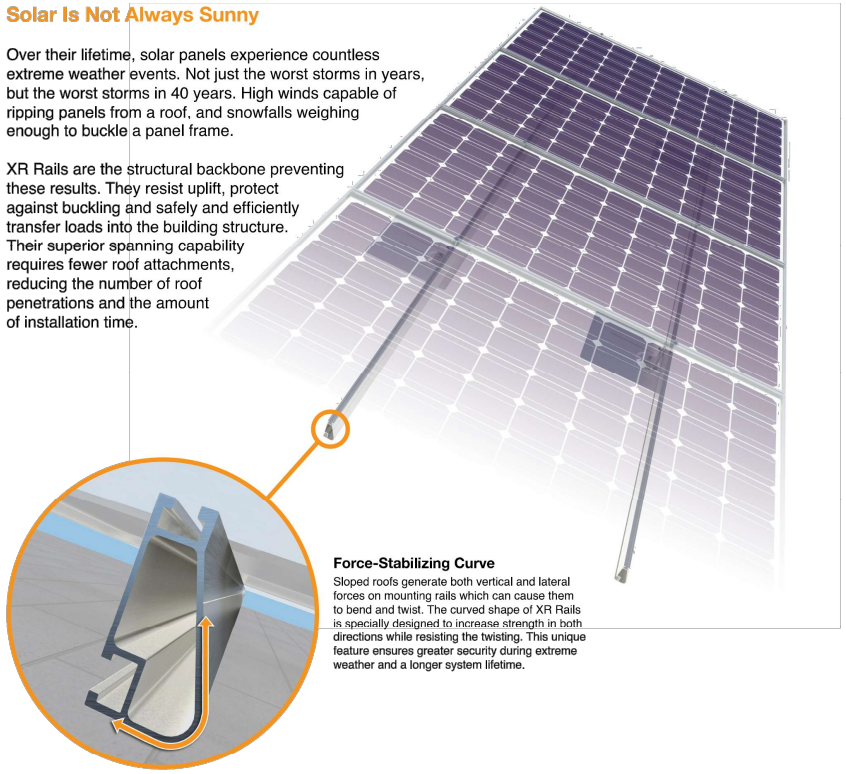
IRONRIDGE

XR Rail Family

Solar Is Not Always Sunny

Over their lifetime, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior spanning capability requires fewer roof attachments, reducing the number of roof penetrations and the amount of installation time.



Force-Stabilizing Curve

Sloped roofs generate both vertical and lateral forces on mounting rails which can cause them to bend and twist. The curved shape of XR Rails is specially designed to increase strength in both directions while resisting the twisting. This unique feature ensures greater security during extreme weather and a longer system lifetime.

Compatible with Flat & Pitched Roofs

XR Rails are compatible with FlashFoot and other pitched roof attachments.

IronRidge offers a range of tilt leg options for flat roof mounting applications.

Corrosion-Resistant Materials

All XR Rails are made of 6000-series aluminum alloy, then protected with an anodized finish. Anodizing prevents surface and structural corrosion, while also providing a more attractive appearance.



Tech Brief

XR Rail Family

The XR Rail Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail to match.



XR10

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It achieves spans up to 6 feet, while remaining light and economical.

- 6' spanning capability
- Moderate load capability
- Clear & black anodized finish
- Internal splices available



XR100

XR100 is the ultimate residential mounting rail. It supports a range of wind and snow conditions, while also maximizing spans up to 10 feet.

- 10' spanning capability
- Heavy load capability
- Clear & black anodized finish
- Internal splices available



XR1000

XR1000 is a heavyweight among solar mounting rails. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish
- Internal splices available

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards.* Values are based on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters.

Load		Rail Span					
Snow (PSF)	Wind (MPH)	4'	5' 4"	6'	8'	10'	12'
None	90	XR10		XR100		XR1000	
	120						
	140						
	160						
20	90						
	120						
	140						
	160						
30	90						
	160						
40	90						
	160						
80	160						
120	160						

*Table is meant to be a simplified span chart for conveying general rail capabilities. Use approved certification letters for actual design guidance.

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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 9/12/2024
X	Address & HDC Case Number (ie HDC2020-05-0265): none
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Ethan McMorrow Date: 90524

HDC meeting Tuesday September 10th.
14 Moors End Lane Minutes:
Voting: Stephen Welch, Abby Camp, Val Oliver, Angus MacLeod

Representing: Ethan McMorrow – EMDA
Vote:

Motion hold for revisions.

(1) Lower second floor from 9' to 8'
(2) Reduce front door height
(3) Lower roofs at entry and garage door. Change front entry roof to a shed.

MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

RECEIVED
2024 SEP 06 AM 10:36
NANTUCKET TOWN CLERK
Posting Number:T 812

Committee/Board/s	Historic District Commission (HDC) – OLD Business
Day, Date, & Time	Tuesday, September 10, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_9-kxg3OPS1CmQHhphHGaLQ

To watch the live meeting, click here:
https://youtube.com/live/YmoUeU43pnk

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting.
However, due to time constraints, some applications on this agenda may not be heard at this meeting.

I. CONSENT

1.	Rockbyrne LLC	30 Pocomo	Garage infill	14/76	LINK	CT
2.	Andrew Vorce	40 Essex Rd	Basement Access	67/624	LFW	CT

II. CONSENT WITH CONDITIONS

1.	Christopher Stavos Trust	169 Eel Point Rd	Ground Solar	33/5	AckSmart	CT

- Solar array not to be seen at the time of inspection and in perpetuity.

III. OLD BUSINESS FROM LAST WEEK - VIEWS

1.	Cameron Gammill	87 Somerset Rd	Solar rooftop	66/79	AckSmart	VO

- *Commissioners: Welch, Pohl, Oliver, MacLeod and Camp-* ***Last heard September 3, 2024***

2.	Stark Point LLC	16 Easton St	Hardscape	42.1.4/11	Botticelli & Pohl	CT

1. *Commissioners: Welch, Oliver, MacLeod, Camp and Patten -* ***Last heard September 3, 2024***

IV. OLD BUSINESS 08/27/2024

1.	More than Enough LLC	30 Russells Way	New Dwelling	77/8.1	CWA

- *Commissioners: Welch, Pohl, Camp, Oliver, MacLeod; alt- Thornewill, Paul, Patten –* ***Last heard August 13, 2024***

V. OLD BUSINESS 09/10/2024

1.	Take it Easy LLC	6 Captain's Ln	New Dwelling	30/619	Val Oliver

- *Commissioners: Pohl, Camp, MacLeod, Paul and Thornewill --* ***Last heard August 20, 2024***

2.	Cantrall Family LLC	25 Masaquet Ave	New Shed	80/138	Edward Cantrall

- *Commissioners: Pohl, Oliver, Macleod, Camp and Patten --* ***Last heard August 20, 2024***

3.	Riverview Crossing LLC	12.5 Pequot St	New Dwelling	80/20	Michael McKay

- *Commissioners: Pohl, Oliver, MacLeod, Paul and Patten --* ***Last heard August 13, 2024***

4.	Joseph Tirone	25 Honeysuckle	Solar View	68/389	Isaksen solar

- *Commissioners: Welch, Pohl, MacLeod, Camp Thornewill --* ***Last heard August 20, 2024***

5.	Patience Killian	1 Old North Wharf	Addition/now separate	42.3.1/80	Val Oliver

- *Commissioners: Welch, Pohl, Camp, MacLeod and Thornewill--* ***Last heard June 11, 2024***

6.	85 Orange LLC	85 Orange St	Reno add dormer	55.4.1/27	PJ Antonik

- *Commissioners: Welch, Pohl, MacLeod, Camp and Paul --* ***Last heard July 16, 2024***

7.	85 Orange LLC	85R Orange St	New guest house	55.4.1/27	PJ Antonik

- *Commissioners: Welch, Pohl, MacLeod, Camp and Paul --* ***Last heard July 16, 2024***

8.	85 Orange LLC	85R Orange St	Rear hardscape	55.4.1/27	PJ Antonik

- *Commissioners: Welch, Pohl, MacLeod, Camp and Paul --* ***Last heard July 16, 2024***

9.	23 Sankaty Head Trust	23 Sankaty Head Rd	New Folly	48/4.1	BPC

- *Commissioners: Welch, Pohl, Camp, MacLeod and Oliver --* ***Last heard August 20, 2024***

10.	Jeffery Akseizer	14 Moors End Ln	Change roof entry & garage	43/216	EMDA

- *Commissioners: Welch, Pohl, Camp, MacLeod and Oliver --* ***Last heard September 3, 2024***

11.	Electric Co	32 Bunker Rd	Metal Building (Commercial)	78/2.7	LFW

- *Commissioners: Welch, Camp, MacLeod, Paul and Thornewill —* ***Last heard September 3, 2024***

12.	KMS K22S LLC	126R Main St	New Shed	42.3./98.1	LFW

- *Commissioners: Welch, Pohl, Camp, Oliver and Paul --* ***Last heard September 3, 2024***

13.	Boulevard Property	20 Main St (Sias)	New Pool	73.3.1/50	LFW

- *Commissioners: Pohl, Oliver, Camp, MacLeod and Patten --* ***Last heard August 20, 2024***

14.	Three North Gully Rd LLC	7 N Gully Rd	Rev -Color change windows	73.1.3/123	Botticelli & Pohl

- *Commissioners: Welch, Oliver, Camp, MacLeod and Paul --* ***Last heard September 3, 2024***

15.	Cohen Steven Tr Dukes Rd	2 Dukes Rd	New Pool Hardscape	41/187	Ahern LLC

- *Commissioners: Oliver, Camp, MacLeod, Thornewill and Welch (mullened)--* ***Last heard August 27, 2024***

16.	Off Shore Development	6 Tautemo Way	New Main House	83/19	Steve Boukus

- *Commissioners: Welch, Pohl, Camp, Macleod and Paul --* ***Last heard August 27, 2024***

17.	Off Shore Development	6 Tautemo Way	New Cabana	83/19	Steve Boukus

- Tracking with MH – not opened

18.	Off Shore Development	6 Tautemo Way	New Pool	83/19	Steve Boukus

- Tracking with MH – not opened

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 216

Street & Number of Proposed Work: 14 MOORS END LN

Owner of record: JEFFREY AKSELZER

Mailing Address: 1910 RUSSELL ROAD

ALEXANDRIA VA 22301

Contact Phone #: 8134358586 E-mail: mike@designady.com

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO BOX 1052

NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: 766 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 21' Sq. footage 2nd floor: 630 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0- South -0- East -0- West -0-

Height of ridge above final finish grade: North 22'-9" ±6" South 22'-9" ±6" East 22'-9" ±6" West 22'-9" ±6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6"-8" ± ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 4 /12 9 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) (TME)

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TO MATCH HOUSE

Leaders (material and size): TO MATCH HOUSE

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other TO MATCH HOUSE

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other TO MATCH HOUSE

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) TME Corner boards TME Frieze _____

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front CUSTOM Rear _____ Side CUSTOM

Garage Door(s): Type CUSTOM Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall TO WEATHER Clapboard (if applicable) _____ Roof TME

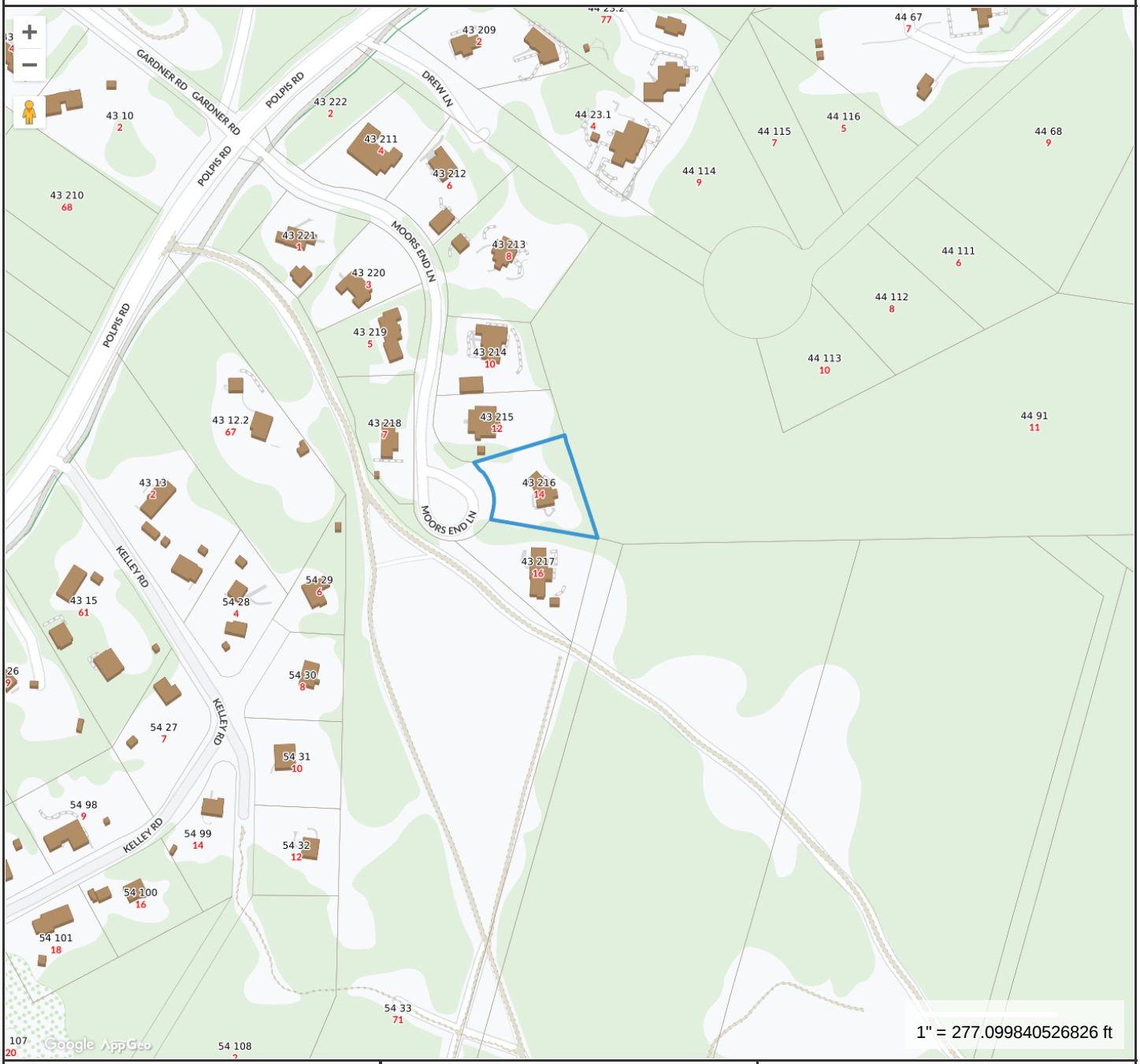
Trim WHITE TME Sash WHITE TME Doors WHITE TME

Deck _____ Foundation NATURAL Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/5/2024 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	43 216
Location	14 MOORS END LN
Owner	MOORE T CHANNING & CECILIA

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/29/2021
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

GARAGE LOCATION



1 GARAGE 2ND FLOOR PLAN

SCALE: 1/8"=1'-0"

AKSEIZER DESIGN GROUP, LLC
1315 Powhatan Str.
Alexandria, VA 22314
P: 703-288-9488
F: 202-315-3014
www.designadg.com

OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE

09/04/2024

REVISION DATE

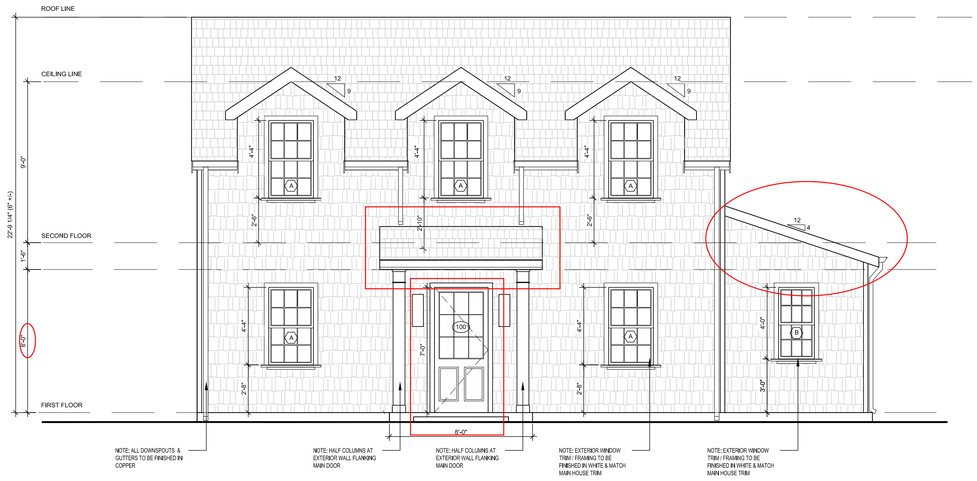
SHEET TITLE

PROPOSED
SITE PLAN

PRINT DATE 9/4/2024 5:41 PM

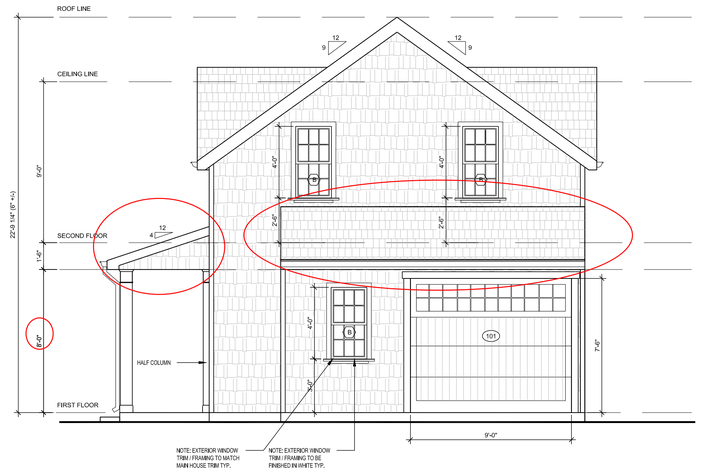
SHEET NUMBER

ID101



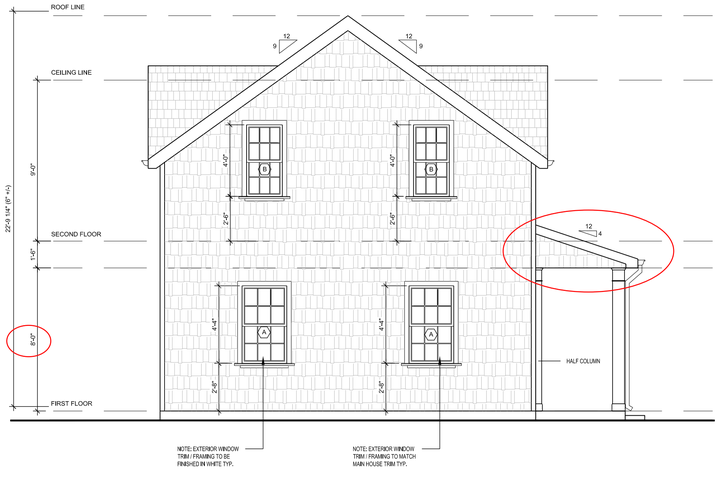
1 EXTERIOR NORTH ELEVATION

SCALE: 1/2"=1'-0"



2 EXTERIOR EAST ELEVATION

SCALE: 1/2"=1'-0"



3 EXTERIOR WEST ELEVATION

SCALE: 1/2"=1'-0"



4 EXTERIOR SOUTH ELEVATION

SCALE: 1/2"=1'-0"

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OWNER

PROJECT NAME AND ADDRESS

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ISSUE DATE

09/10/2024

REVISION DATE

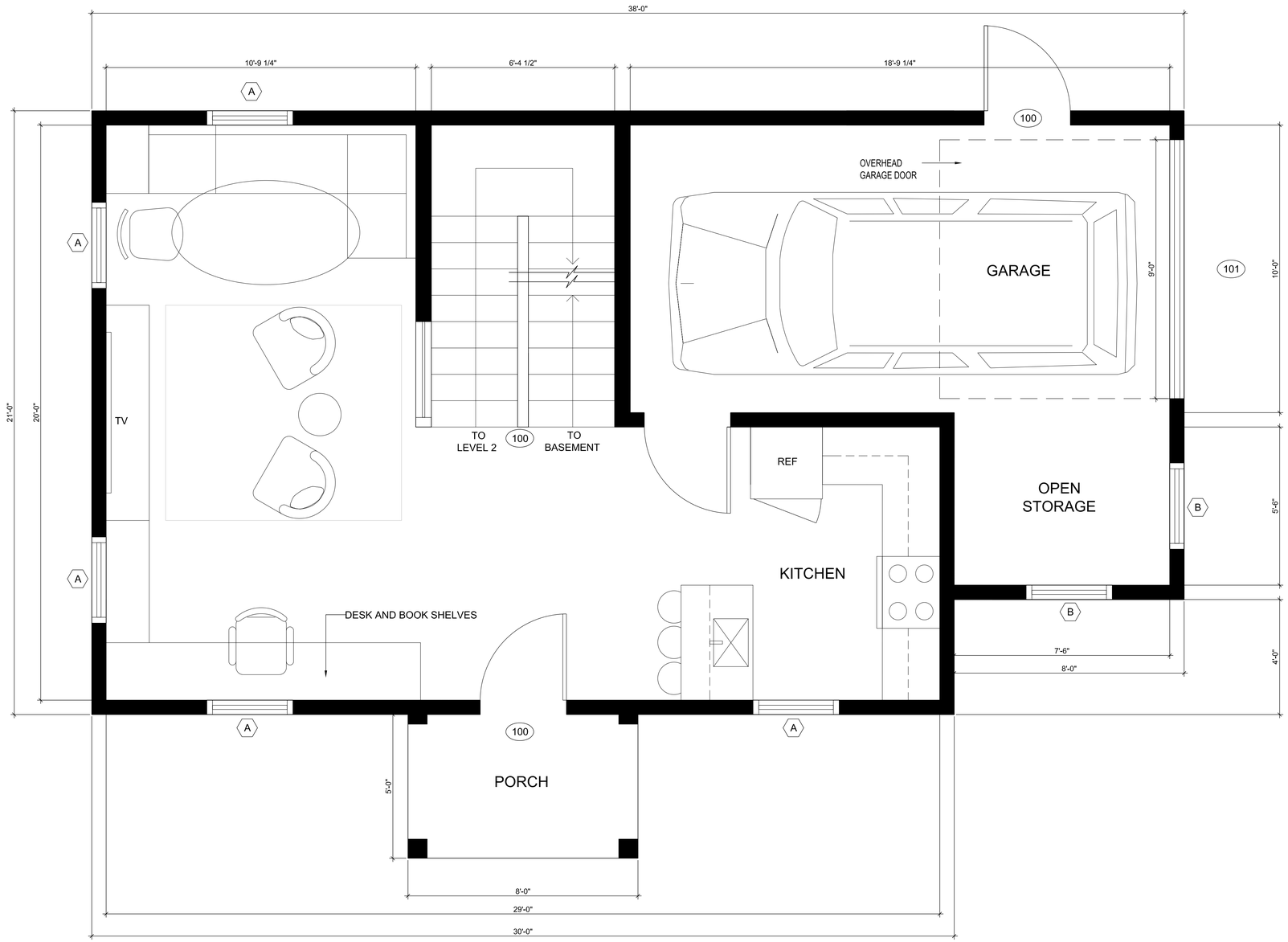
SHEET TITLE

GARAGE EXTERIOR ELEVATIONS

PRINT DATE 9/10/2024 11:29 PM

SHEET NUMBER

ID105



1 GARAGE 1ST FLOOR PLAN

SCALE: 1/2"=1'-0"

AKSEIZER DESIGN GROUP, LLC
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PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE

09/04/2024

REVISION DATE

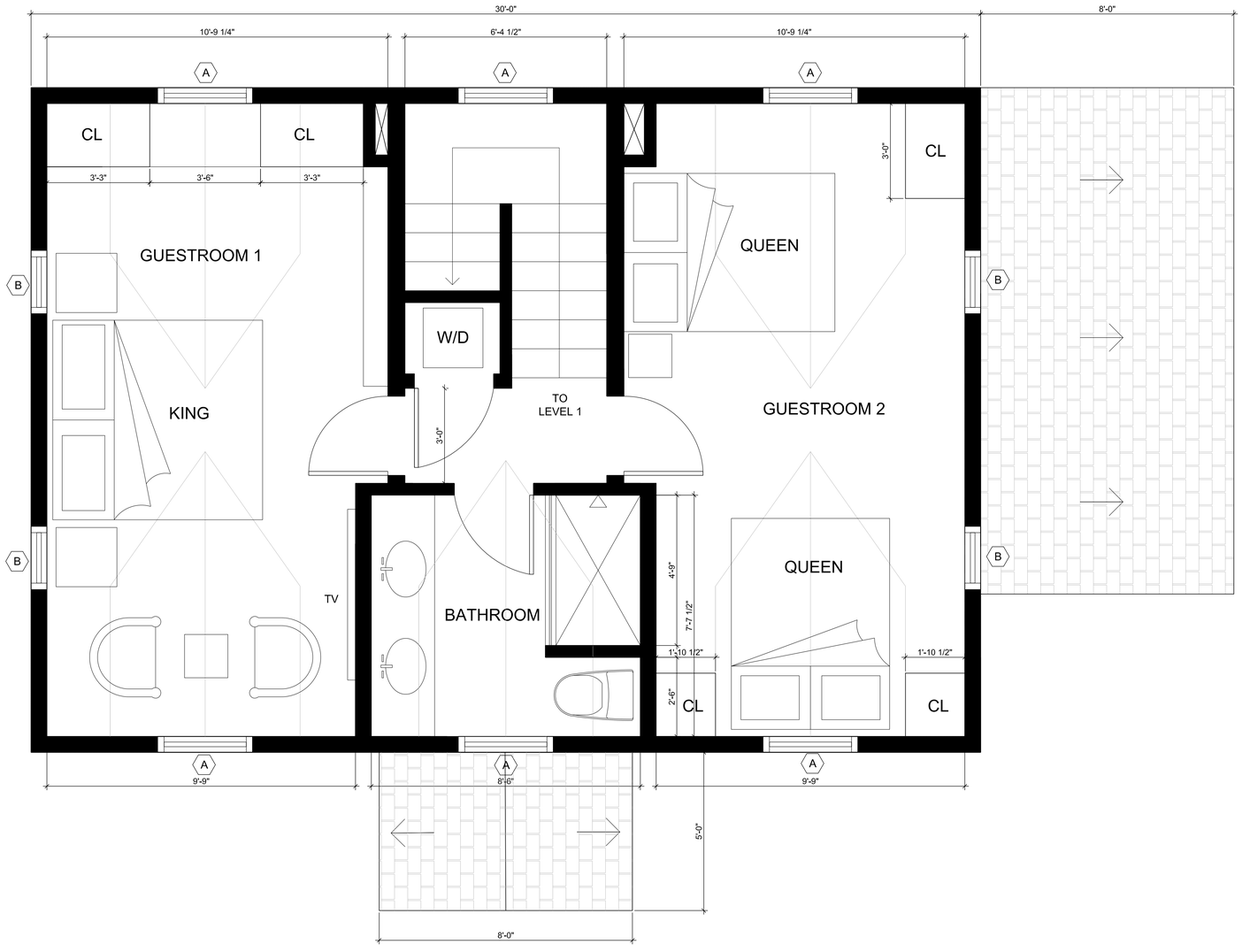
SHEET TITLE

GARAGE
1ST FLOOR
PLAN

PRINT DATE 9/4/2024 5:43 PM

SHEET NUMBER

ID103



1 GARAGE 2ND FLOOR PLAN

SCALE: 1/2"=1'-0"

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OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE

09/04/2024

REVISION DATE

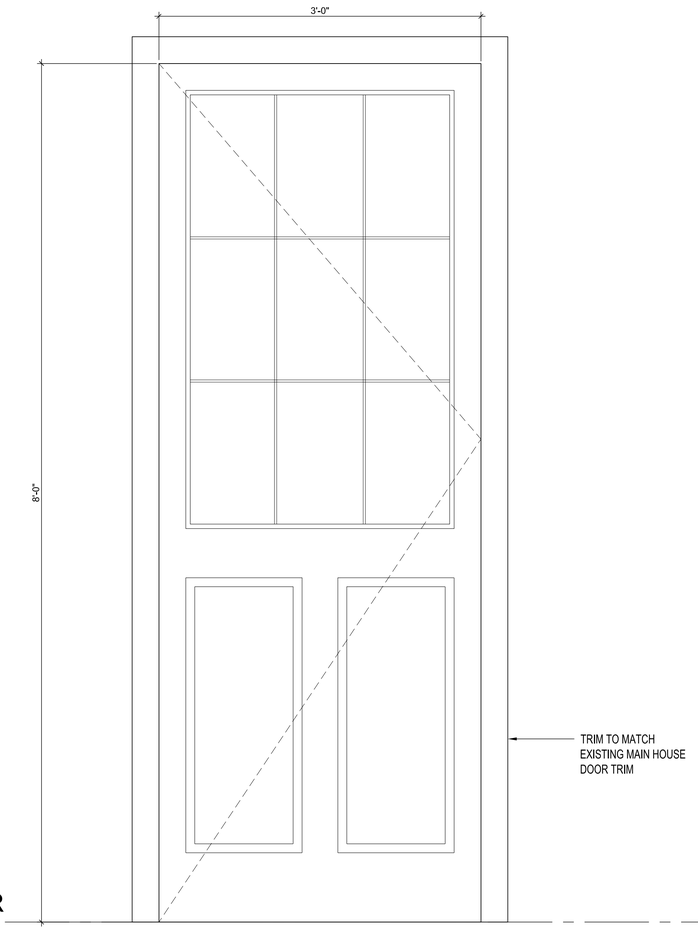
SHEET TITLE

GARAGE 2NDFLOOR PLAN

PRINT DATE 9/4/2024 5:44 PM

SHEET NUMBER

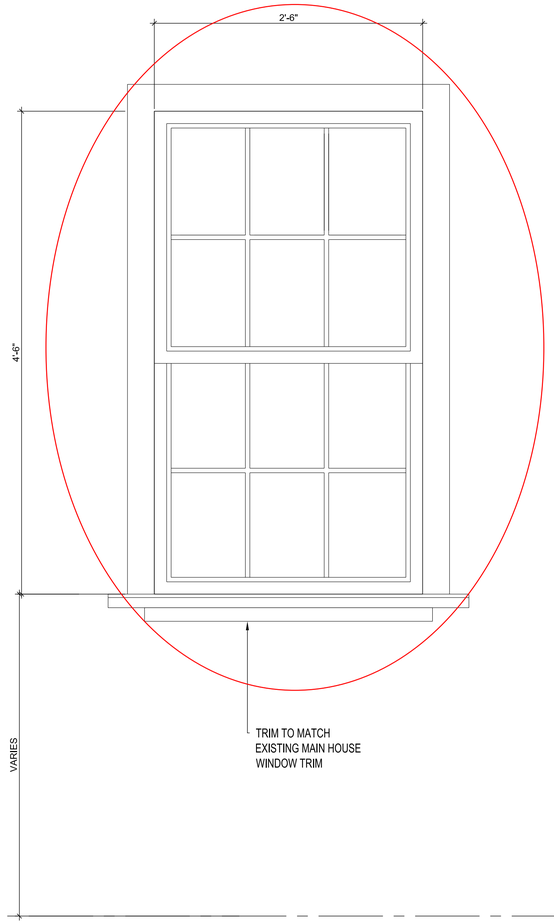
ID104

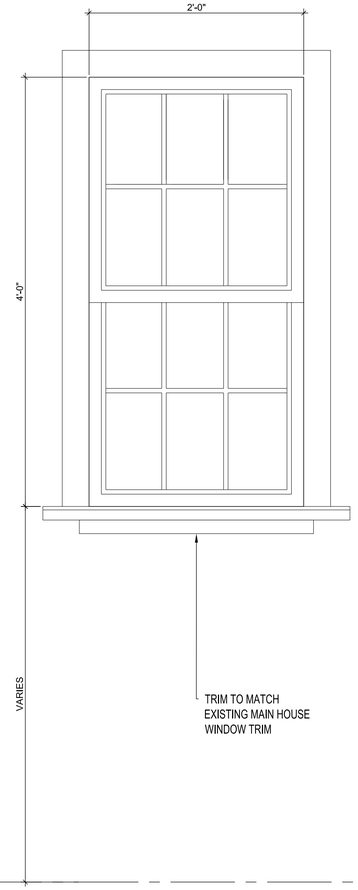


100

A

1 DOOR TYPES
SCALE: 1-1/2"=1'-0"



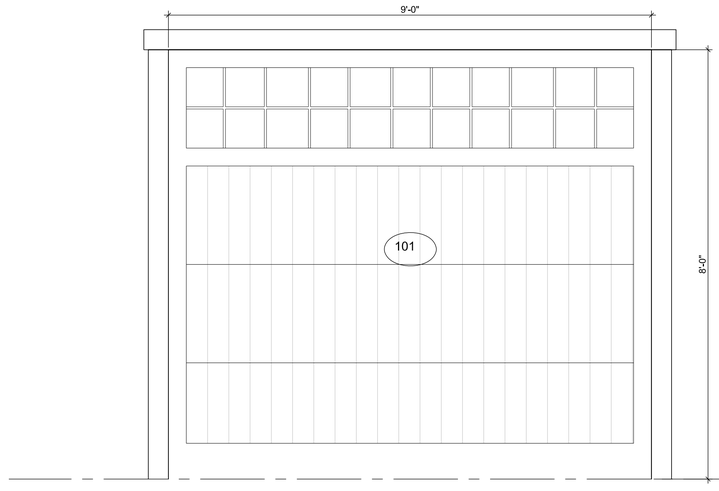


2 WINDOW TYPES
SCALE: 1-1/2"=1'-0"

WINDOW SCHEDULE						
NO.	WINDOW TYPE	MANUFACTURER	CT	WIDTH	HEIGHT	COMMENTS
A	DOUBLE HUNG	ANDERSEN 400	14	2'-6"	4'-6"	
B	DOUBLE HUNG	ANDERSEN 400	7	2'-0"	4'-0"	

DOOR SCHEDULE						
NO.	DOOR TYPE	MANUFACTURER	CT	WIDTH	HEIGHT	COMMENTS
100	SWING	CUSTOM - SEE DETAILS	1	3'-0"	8'-0"	
101	OVERHEAD	CUSTOM - SEE DETAILS	1	9'-0"	8'-0"	OVERHEAD GARAGE DOOR

B



101

2 GARAGE DOOR
SCALE: 3/4"=1'-0"

AKSEIZER DESIGN GROUP, LLC
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F: 202-315-3014
www.designadg.com

OWNER

PROJECT NAME AND ADDRESS

14 MOORS END

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ISSUE DATE
09/04/2024

REVISION DATE

SHEET TITLE
GARAGE SCHEDULES

PRINT DATE 9/4/2024 5:45 PM

SHEET NUMBER
ID110

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9/12/2024
✓	HDC Case Number (ie HDC2020-05-0265): Unknown Address : 20 Ocean Ave
✓	Copy of Minutes (application item circled) 7/23/2024 agenda only
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
NA	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 9/11/2024

VI.	**NEW BUSINESS 06/25/2024 – VIEW**				
1.	Janet Eyre	18 Lindberg Ave	Solar Roof	73.4.1/9	Ack Smart RP
VI. NEW BUSINESS 06/25/2024					
1.	Carmine & Sheila Giurdini	7 Clifford St	Pool & Hardscape	79/19	Reid Yenor
2.	NHA Properties	7 Benjamin	Solar Roof	67/506	Ack Smart
3.	Callen Mill Inc	117 Orange St	Dormers	55/377	EMDA
4.	Nantucket Boys & Girls Club	61 Sparks Ave	Rooftop solar	55/143	SunWind
5.	Eight Sea Street LLC	8 Sea St	New Storage Barn	42.4.2/51	Normand Res
6.	John Buttrick	26 Warrens Landing Rd	Solar Ground	38/11.3	Ack Smart
7.	Ocean Ave NT	20 Ocean Ave	Main house addition	73.2.4/20	Normand Res
8.	Ocean Ave NT	20 Ocean Ave	Cottage Addition	73.2.4/20	Normand Res
9.	Ocean Ave NT	20 Ocean Ave	Hardscape	73.2.4/20	Normand Res V
10.	Sharp, Randy	59 Polpis	New Dwelling	54/26.1	Thornewill
11.	23 Sankaty Head Trust	23 Sankaty Head Rd	Demo Garage	48/4.1	BPC
12.	Suni & William Harford	60 Wanoma	GH color change	92/13	Emeritus
13.	Webster Trust	44 Madaket Rd	2nd floor alterations	41/322	CWA
14.	Pug Cottage Nom Trust	26 Jefferson Ave	New dwelling	30/135.2	Botticelli& Pohl
15.	Tuorto, Gregory & Aileen	20 Midland Ave	Addition Reno	59.3/164	Gryphon Architects
16.	Ducks Crossing LLC	32 Easton St Cottage	Window door replacement	42.1.4/17	Gryphon Arch.
17.	Ducks Crossing LLC	32 Easton St MH	Window door replacement	42.1.4/17	Gryphon Arch.
18.	NOTLIH LLC	55 Burnell	Hardscape pool	49.3.2/1.4	LFW
19.	Patrick Planche	3 Kite Hill Lane	As built fence	42.4.4/64	self
20.	Patrick Planche	3 Kite Hill Lane	Deck	42.4.4/64	self
VII. OLD BUSINESS 07/02/2024					
1.	George Metri	12 Angola St	Driveway Curb cut	55.4.4/78	KMLD
•	*Commissioners: Welch, Thornewill, Paul, Coombs and Patten* - ***Last heard May 21, 2024***				
2.	Power Landscaping Inc	21 Clarendon St Main H	Solar roof	76.1.3/106	Normand Res
•	*Commissioners: Welch, Pohl, Camp, Oliver and MacLeod-* ***Last heard June 11, 2024***				
3.	Third Point Holdings	39 Quaise	Garage	26 3	Smith And Hutton
•	*Commissioners: Pohl, Welch, Oliver, Thornewill and Paul-* ***Last heard May 28, 2024***				
4.	Third Point Holdings	39 Quaise	New dwelling	26 3	Smith And Hutton
•	*Commissioners: Pohl, Welch, Oliver, Thornewill and Paul -* ***Last heard May 28, 2024***				
5.	Shawn Bristow	31 Exeter St	Addition	76.4.2/285	Shawn Bristow
•	*Commissioners: Pohl, Welch, Thornewill, Oliver and Paul-* ***Last heard May 28, 2024***				
6.	3 Pleasant St Nom Trust	3 Pleasant St	Addition	42.3.3/155	Emeritus
•	*Commissioners: Camp, Oliver, Paul and Thornewill-* ***Last heard June 18, 2024***				
7.	111 OSR LLC	111B Old South Rd	Mixed use structure	68/167	Emeritus
•	*Commissioners: Pohl, Welch, Camp, MacLeod and Patten-* ***Last heard June 25, 2024***				
8.	Cohen Steven L TR c/o Area 51 Tı	51 W Miacomet	Pool hardscape	81/52	Ahern LLC
•	*Commissioners: Welch, Camp, Oliver, Thornewill and Patten-* ***Last heard June 18, 2024***				

Previous Submittal



① STEPPING STONES



② BLUESTONE PAVING



③ SERPENTINE STAIRS WITH BLACK WROUGHT IRON HANDRAIL





④ STONE STAIR



⑤ BOULDER WALLS



⑥ STONE WALLS WITH WOOD PICKET GUARDRAIL - NATURAL FINISH

LEGEND

+10.0	SPOT ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+TB	TOP OF BOULDER

SITE PLAN

20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

JUNE 17, 2024

SCALE: 1/8" = 1'-0"

L1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.2.4 PARCEL N°. 20

Street & Number of Proposed Work: 20 Ocean Ave

Owner of record: Ocean Avenue Nominee Trst

Mailing Address: 1055 Seahaven Dr
Mamaroneck, NY 10543

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 875
Nantucket, MA 02554

Contact Phone #: 508-228-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Hardscaping - replace retaining walls, steps, patio, & fencing.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36"
Type: Type 2
Length: See plan

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Crushed shell Walkways Stone Walls Stone

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence Natural Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

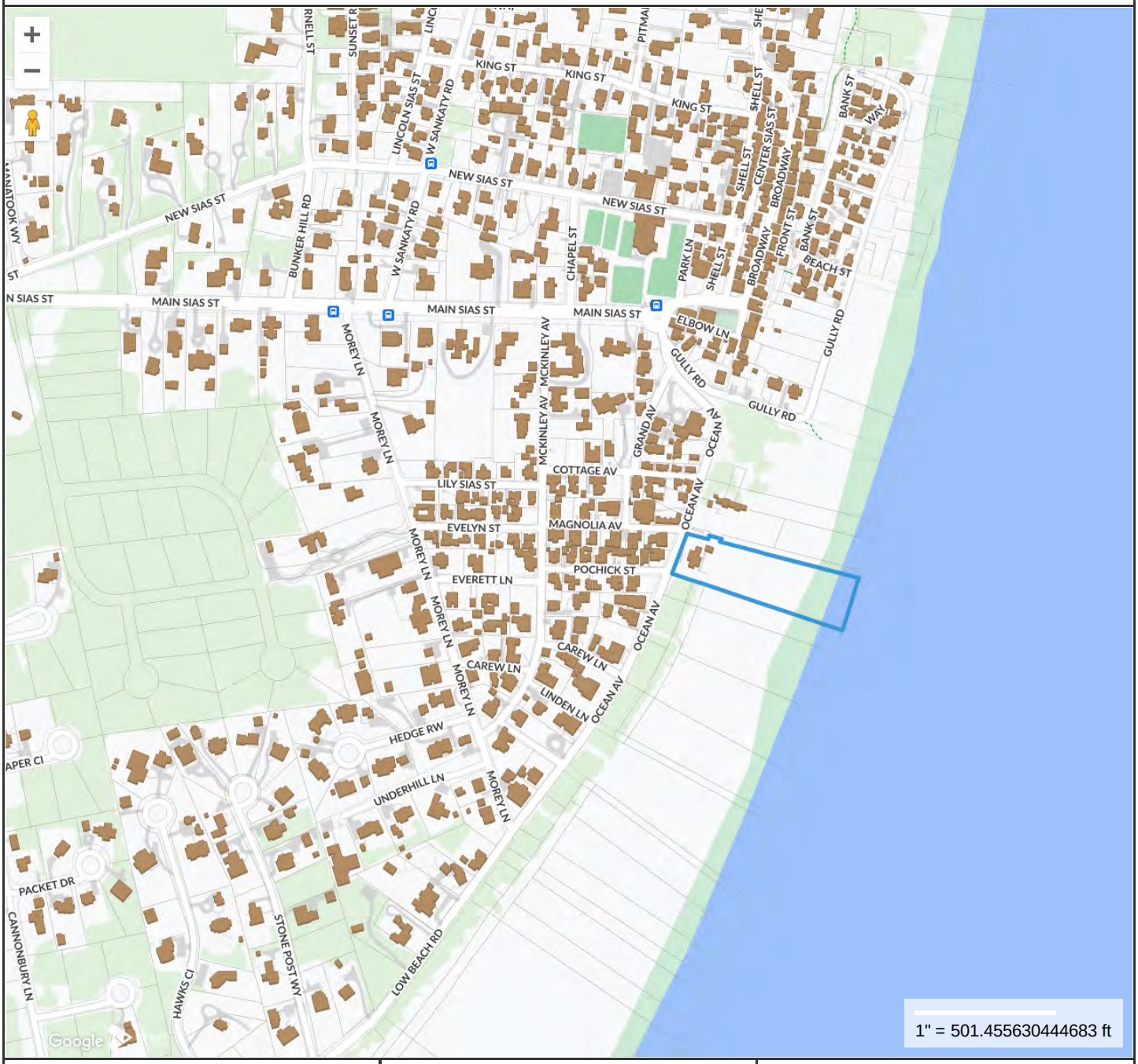
Date 6/13/2024 Signature of owner of record _____ Signed under penalties of perjury








LAND BANK
LAND BANK



Property Information

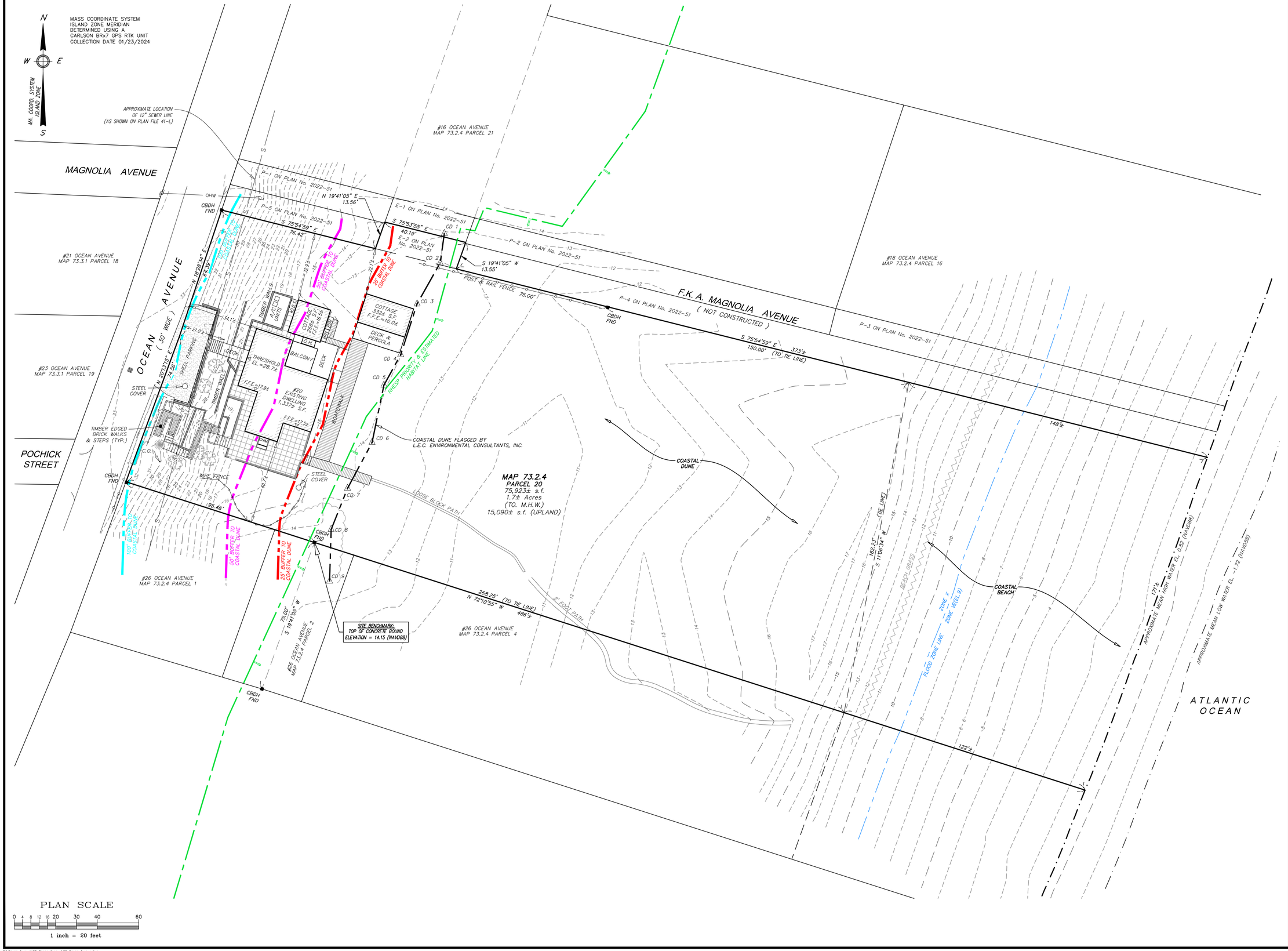
Property ID	11976
Location	20 OCEAN AV
Owner	STUNTZ ELIZABETH COHN TRUSTEE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



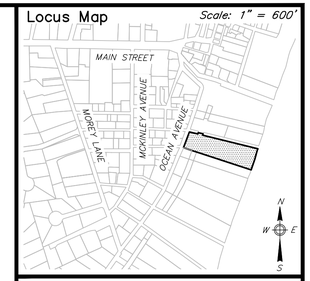
PLAN SCALE

0 4 8 12 16 20 30 40 60

1 inch = 20 feet

Locus Map

Scale: 1" = 600'



Notes

1. LOCUS: #20 OCEAN AVENUE MAP 73.2.4 PARCEL 20
2. OWNER: ELIZABETH COHN STUNTZ, Trustee of THE OCEAN AVENUE NOMINEE TRUST 1055 SEAHAVEN DRIVE MAMORONECK, NY 10543
3. DEED REF: Bk. 703 Pg. 115
4. PLAN REF: LC Plan 9595-H (Lot 12) Plan File 41-L
5. VARIANCE REF: Bk:150 Pg:123
6. LOCUS DOES PARTIALLY FALL WITHIN A SPECIAL FLOOD HAZARD ZONE VE(EL.9) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0114-G dated 06/09/2014.
7. LOCUS DOES PARTIALLY FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.

ZONE: LUG-3

	REQUIRED	EXISTING
LOT AREA:	120,000 s.f.	75,923± s.f.
FRONTAGE:	200'	138.95'
FRONT YARD:	35'	21.0'±
SIDE YARD:	20'	22.1'±
REAR YARD:	20'	N.A.
GROUND COVER:	3% (MAX)	2.5% (1,927± s.f.)

Prepared By:

BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282

19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

EXISTING CONDITIONS PLAN IN NANTUCKET (SIASCONSET), MA

Prepared For:

THE OCEAN AVENUE NOMINEE TRUST

#20 OCEAN AVENUE
MAP 73.2.4 PARCEL 20

No.	Date	Revision Description	By
–	–	–	–

Date:	Drawn:	Checked:	Sheet:
FEBRUARY 21, 2024	JMC/DAF/BEI	DFB/DAF	1 of 1

BART
LANDSCAPE ARCHITECTURE



1 STEPPING STONES



2 BLUESTONE PAVING



3 SERPENTINE STAIRS WITH BLACK WROUGHT IRON HANDRAIL



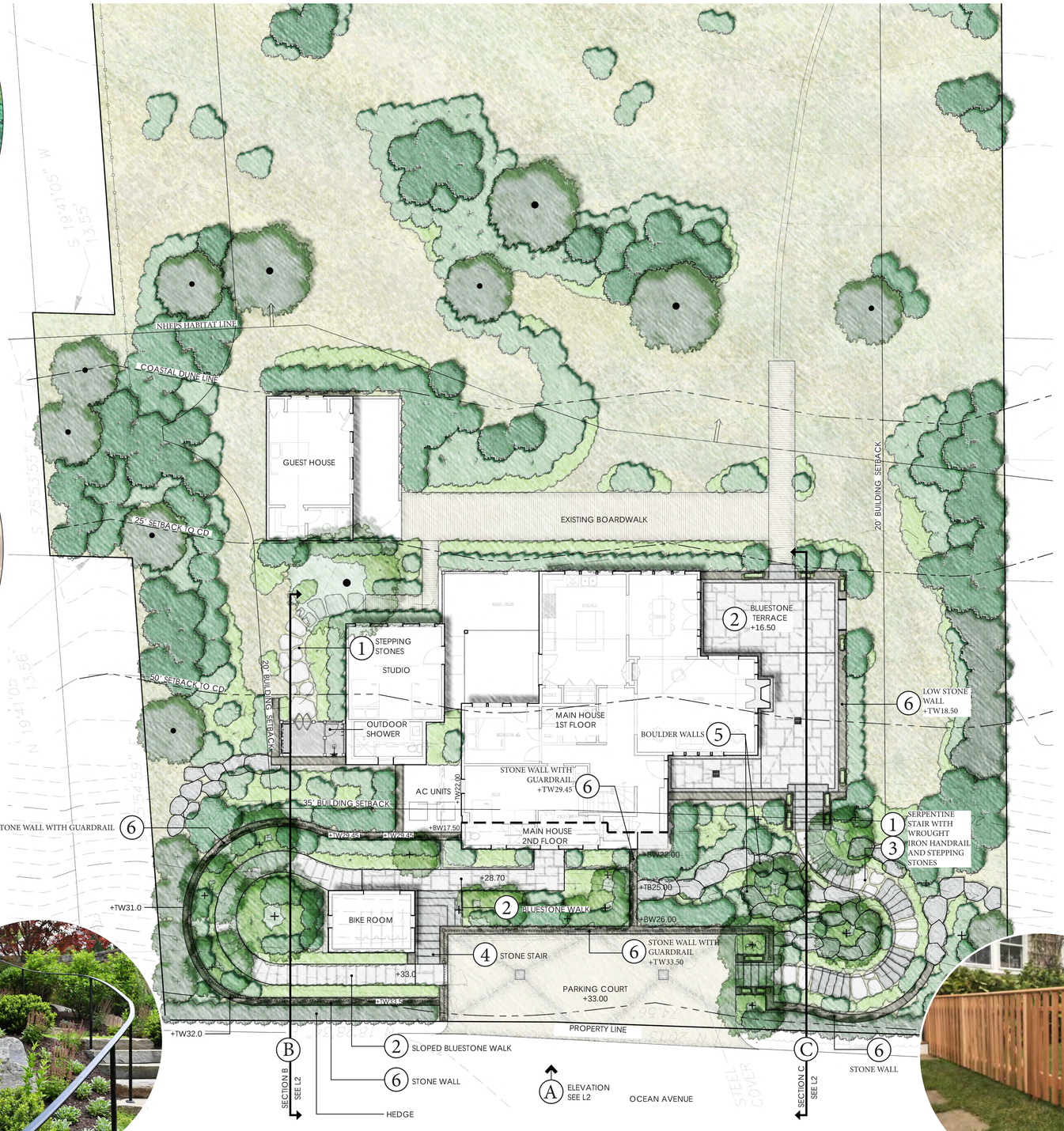
4 STONE STAIR



5 BOULDER WALLS



6 STONE WALLS WITH NANTUCKET TYPE II GUARDRAIL - NATURAL FINISH



LEGEND

+10.0	SPOT ELEVATION
+TW	TOP OF WALL
+BW	BOTTOM OF WALL
+TB	TOP OF BOULDER

SITE PLAN

20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

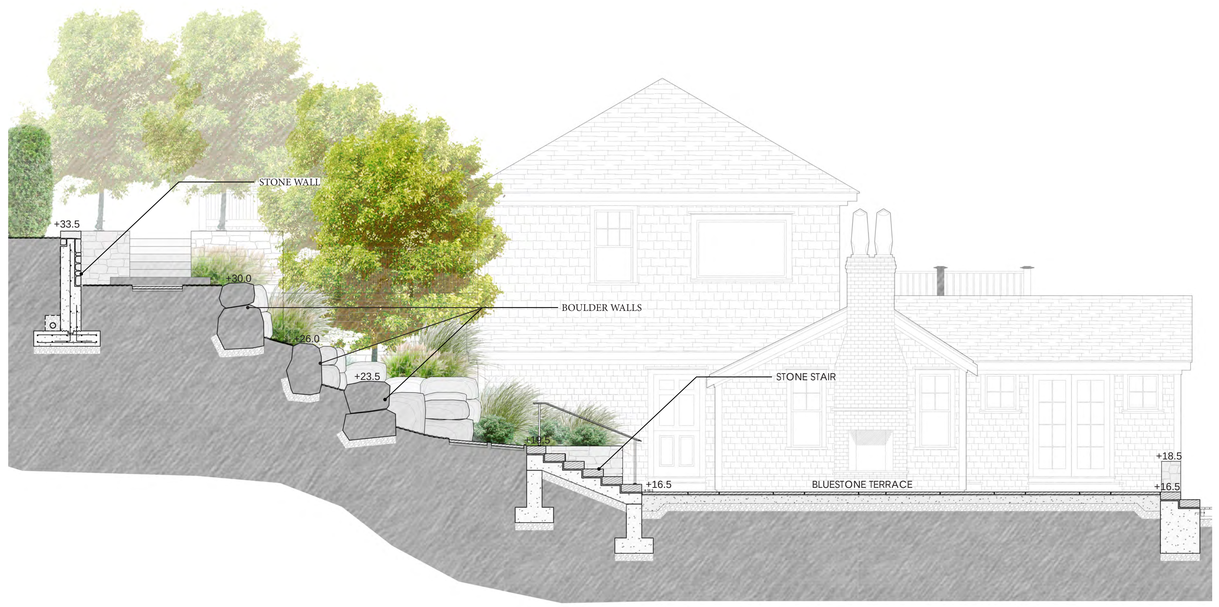
September 10, 2024

SCALE: 1/8" = 1'-0"

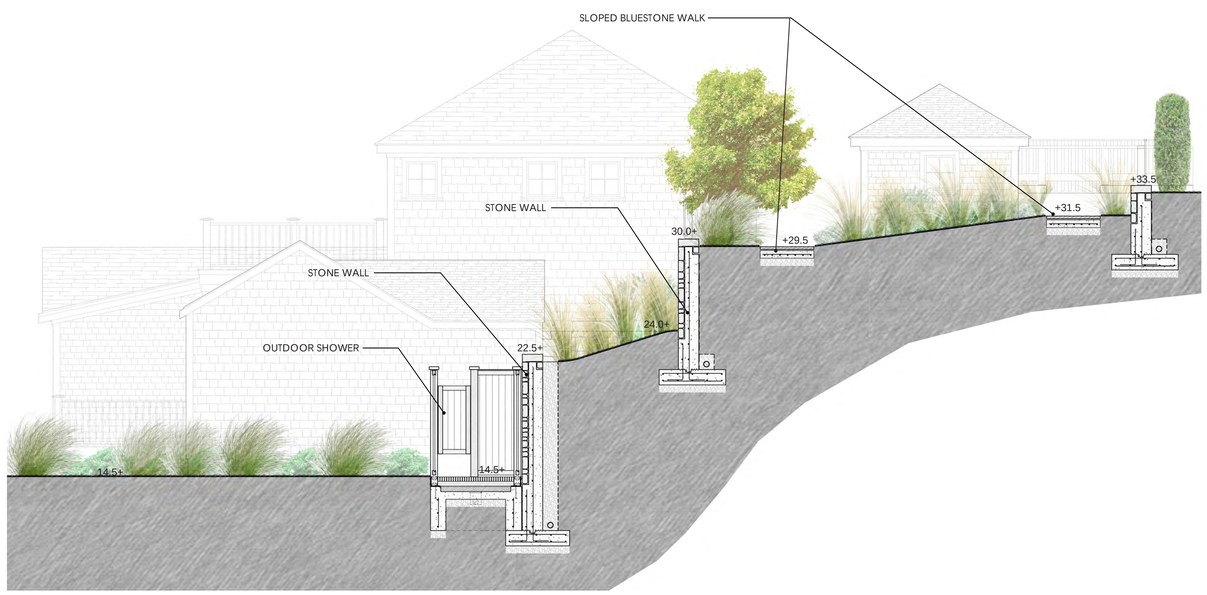
L1



A ELEVATION A



C SECTION / ELEVATION C



B SECTION / ELEVATION B

SECTIONS AND ELEVATIONS

20 OCEAN AVENUE

SIASCONSET, MASSACHUSETTS

September 10, 2024

SCALE: 1/8" = 1'-0"

L2

ADDRESS: 26 Somerset Ln.
DATE HEARD: 9/3/24
SITTING BOARD:

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9/12/24
✓	Address & HDC Case Number (ie HDC2020-05-0265):
—	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
—	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 9/12/24

RECEIVED
2024 SEP 03 PM 02:13
NANTUCKET TOWN CLERK
Posting Number:T 802

UPDATED MEETING POSTING

MEETING POSTING

TOWN OF NANTUCKET

ORIGINAL POSTING TIME: 2024 AUG 29 PM 02:44

ORIGINAL POSTING: T 793

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices & agendas must be filed, & time stamped with the Town Clerk's Office & posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays & Holidays)

Committee/Board/s	Historic District Commission (HDC) – NEW Business
Day, Date, & Time	Tuesday, September 3, 2024, at 4:00 pm *HYBRID
Location / Address	COMMUNITY ROOM, 4 FAIRGROUNDS ROAD & REMOTE PARTICIPATION VIA ZOOM Information on viewing the meeting can be found at: https://www.nantucket-ma.gov/138/Boards-Commissions-Committees
Please note:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD.

HISTORIC DISTRICT COMMISSION

Signature of Chair/Authorized Person: Stephen Welch, Chairman

To join the Historic District Commission meeting click on the Zoom Registration Link below:
https://us06web.zoom.us/webinar/register/WN_cMmiQKgkRH2lRas22PJkQA

To watch the live meeting, click here:
https://youtube.com/live/T4SPbm2sBLQ

Commissioners: Stephen Welch (Chair), Ray Pohl (Vice-Chair), Abby Camp, Val Oliver, Angus MacLeod
Associate Commissioners: Carrie Thornewill, Constance Patten, Joe Paul
Staff: Holly Backus, Nicky Sheriff, Fiona Johnson, Sara Johnson

Building with Nantucket in Mind 1992 & Building with Sconset in Mind- Sconset Trust
https://nantucket-ma.gov/537/Building-With-Nantucket-In-Mind

AGENDA

Listed below are the topics the chair reasonably anticipates will be discussed at the meeting.

This agenda reflects what the chair reasonably expects to be discussed during this meeting. However, due to time constraints, some applications on this agenda may not be heard at this meeting.

I. COMMISSIONER DISCUSSION

1. "Value of Written Submission & Submission Deadlines"

II. CONSENT

1.	Chris Austin	10 Maple Ln	Rooftop Solar	67/303.5	Karen Alence	RP
2.	Mark Dawson	17 Milestone Rd	Alteration	68/450	Val Oliver	RP
3.	Raith, Jonathan	2 Goldstar Dr	Rev Shed add windows	55/190	Permits Plus	RP
4.	Berry Pleasant LLC	15 Pleasant St	Rev change fence	42.3.3 123	LFW	RP
5.	Fitzgerald	7 W Chester St	Color changes	42.4.3/13	Topham	SW
6.	Seahorse Lane LLC	5 Grant Ave	Rev 9748	30/143	Botticelli & Pohl	SW
7.	Perry, Chris & Stacie	3 Austin Farm Dr	New Cabana	56/385	Normand	JP
8.	Saltaire Ack LLC	5 Doc Ryder Dr	Rev 8553	66/211	Normand	JP
9.	Gibson, Denise	22 Woodbine St	New Garage	80/322	Normand	JP
10.	N Cowger	73 Vestal St	New Fence	56/192	Natalie	JP
11.	20 Madequecham Nom Tr	20 Madequecham Vlly	Move On Lot Main House	89/16	NAG	AM
12.	20 Madequecham Nom Tr	20 Madequecham Vlly	Move On Lot 2nd Dwelling	89/16	NAG	AM
13.	Brian Strachan	6 Cathcart Rd	Rev Hardscape	54/9	Lombardi Design	AM
14.	Osprey Way Real Estate Trust	1 Osprey Way	Addition	65/19	Botticelli & Pohl	AM
15.	Capry Island Holdings LLC	47 Crooked Ln	New Cabana	41/200.1	Workshop	AM
16.	Steven Cohen Trust	2 Black Walnut Ln	New Shed (renewal)	48/1.2	LFW	CP
17.	K22S LLC	126 Main St	New Fence (Type II)	42.3.3/98	LFW	CP

III. CONSENT WITH CONDITIONS

1.	Joe Minella	9 Gingy Ln	Rev color change cottage	41/851	John Shafer	SW
	• As-built fee to be assessed unless the balustrade will be changed to typical materials installed per typical design and layout. If balustrade is to be retained, requires Nikko Hydrangea, privet or other similar plant material to prevent street-side visibility.					
2.	Town Of Nantucket	4 Bathing Beach Rd	Roof change	29/1	Brian Patch	SW
	• Date of construction added to the COA (HDC Survey NAN.162 = c.1915)					
3.	Jaun Tejada	45 Essex Rd	Solar Roof Cottage	67/647	Complete Solar	SW
	• Approved due to limited visibility and on secondary structure at the rear of the lot.					
4.	Island Energies	15 Bear St	New doors & windows	55/378.6	Val Oliver	SW
	• Approved windows as Andersen Woodright.					
5.	Richard & Lisa Berlin	2 Derry Ln	New Fence	41/219	Self	SW
	• Install vining-type plant material on the neighbor side, one per center of each panel at the ends, alternate panels in between (give or take a panel.)					
6.	Three N Gully Road LLC	7 N Gully Rd	Rev 10369	73.1.3/123	Botticelli & Pohl	SW
	• Windows as Boston Sash SDL, per original application.					
7.	Caprys Island Holding	47 Crooked Ln	Pool Hardscape	41/200.1	Ahern	JP
	• Approved due to lack of visibility; not to be seen at the time of inspection and in perpetuity. No grade change from existing or as noted on the application.					
8.	One Chester Smiley LLC	1 Chester St	Rev 6355	42.4.3/18	Normand	JP
	• As-built fee to be assessed; add date of construction to the COA (c.1810 Jonathan Barney, Sea Captain)					
9.	Donovan Tom & Kerry	104 Surfside Rd	Pool Hardscape	67/349	Atlantic	VO
	• Not to be seen at the time of inspection and in perpetuity. No grade change from the existing or as noted on the application.					
10.	Boland, Jody	7 Lyons Ln	Pool Hardscape	76/28	Atlantic	VO
	• Not to be seen at the time of inspection and in perpetuity. No grade change from the existing or as noted on the application.					
11.	Windmoor N.T.	39 Chuck Hollow Rd	Pool Hardscape	75/109	Atlantic	VO
	• Not to be seen at the time of inspection and in perpetuity. No grade change from the existing or as noted on the application.					
12.	Loftus Brothers	3 Parker Ln	Rev MH Fens	67/319.1	LFW	CP
	• As-built fee to be assessed.					
13.	Loftus Brothers	3 Parker Ln	Rev 2nd dwell	67/319.1	LFW	CP
	• As-built fee to be assessed.					
14.	Steven Cohen Trust	2 Black Walnut Ln	Pool Hardscape (renewal)	48/1.2	LFW	CP
	• Not to be seen at the time of inspection and in perpetuity. No grade change from the existing tor as noted on the application.					

IV. SIGNS

1. 3 Step Lane LLC 3 Step Ln (Veranda House) Projecting Sign (2) Revision 42 4.2/44 Plymouth Sign Co
   - *NO QUORUM FOR SAC MEETING – CONTINUED TO 9-17-24*

VI. OLD BUSINESS 08/27/2024

1. K22S LLC 126R Main St New Cottage 42.3.3/ 98.1 LFW
   - *Commissioners: Pohl, Welch, Camp, Oliver, Paul – **Last heard August 13, 2024***
2. K22S LLC 126R Main St New Shed 42.3.3/98.1 LFW
   - *Commissioners: Pohl, Welch, Camp, Oliver, Paul – **Last heard August 13, 2024***

VII. NEW BUSINESS 07/23/2024

1.	Jeffery Ackseizer	14 Moors End Ln	New Garage	43/216	EMDA
2.	Dalibor & Liliana Kovacevic	3 Aster Ct	Solar Roof	68/373	Ack Smart
3.	Garret Roberts	1 South Mill St	Rev change roof	55.4.1/61	EMDA

VIII. NEW BUSINESS 08/06/2024

1.	Brandon Eldridge	26 Arlington St	Solar Roof	76.1.3/281	Isaksen Solar RP
2.	Suzanne & Thomas Albani	39 Wanoma Way	Replace beach stairs	92.4/318	EMDA AM
3.	Roberto & Amy Finzi	26 Pocomo Rd	Addition	14/74	Smith & Hutton AM
4.	Roberto & Amy Finzi	26 Pocomo Rd	New Garage	14/74	Smith & Hutton AM
5.	Marrett Victor	3 Baily Rd	Egress window	56/426	Self AM
6.	Big Batch LLC	69 Hummock Pond	Renovate – Rev #8733	56/320	Emeritus LTD CT
7.	Stark Point LLC	16 Easton St	Hardscape	42.1.4/11	Botticelli & Pohl CT
8.	~~Nantucket Electric Co~~	~~32 Bunker Rd~~	New Commercial Bldg	78/2.7	LFW AC
9.	Terry Anne Vigil Trst	26 Somerset Ln	New main house	66/10	JBStudio CP
10.	Terry Anne Vigil Trst	26 Somerset Ln	New pool	66/10	JBStudio CP

IX. NEW BUSINESS 8/20/2024

1.	Malony, Rosalie Grennan	15 Old N Wharf	Renewal #72026	42.3.1/26	Val Oliver RP
2.	Hubbell, Peter	87 Main St	Onsite parking	42.3.4/30	Permit Plus JP
3.	Verizon	215 Cliff Rd	T-Mobile cell site modification	40/62	Adam Wolfrey RP
4.	Ruddick, Girrard	6 Bayberry/ Sconset	Rev's to #9023	49/92	Thornewill RP
5.	Paige Mary Yates Trust	4 Coffin Sias	New Dwelling	73.1.4/18	Val Oliver JP
6.	Sulzer Jim Elder Barbara	12 Back St	Fence as-built	55/352	Thornewill VO
7.	Cameron Gammill	87 Somerset Rd	Solar rooftop	66/79	AckSmart VO
8.	100 Wauwinet Trust	100 Wauwinet Rd	New Dwelling	11/24.1	Botticelli & Pohl JP
9.	100 Wauwinet Trust	100 Wauwinet Rd	New Garage GH	11/24.1	Botticelli & Pohl JP
10.	Beth Maier	5A Field Ave	Renew fence	80/415	Self JP
11.	Keegan Hodges	35 India St	Colors change door shutter	42.3.4/128	Thornewill JP
12.	Nick Ray	37 Somerset Rd	Rev #10545	56/108	Val Oliver AM
13.	Pocomo LLC	61 Pocomo Rd	Move bldg	15/15	Alexander Zara AM
14.	Pocomo LLC	61 Pocomo Rd	Hardscape	15/15	Alexander Zara AM
15.	Pocomo LLC	61 Pocomo Rd	Egress window basement	15/15	Alexander Zara AM
16.	Azima Farhood	20 Liberty St	Patio reno	42.3.4/143	SMRD AM
17.	Azima Farhood	20 Liberty St	Garage door & overhang ALT	42.3.4/143	SMRD AM
18.	Bill Jennings	2 Marion Ave	Pool hardscape	82/402	Jesse Dutra JP
19.	116 Baxter Rd B H Trust	116 Baxter Rd	Alterations to fenestration	48/34	LFW VO
20.	Fred Kudish	13 Meadow Ln	Hardscape pool	56/87	LFW CT
21.	Fred Kudish	13 Meadow Ln	Move garage same site	56/87	LFW CT
22.	Ack Offices LLC	18A Sparks Ave	Move off / demo shop dwelling	55/231.2	LFW CT
23.	Ack Offices LLC	18A Sparks Ave	Move off / demo shed	55/231.2	LFW CT
24.	Ack Mid Island LLC	18 Sparks Ave	Move off / demo restaurant	55/231.1	LFW CT
25.	Ack Mid Island LLC	20 Sparks Ave	Move off / demo Dwelling 1	55/307	LFW CT
26.	Ack Mid Island LLC	20 Sparks Ave	Move off/ demo Dwelling 2	55/307	LFW CT
27.	Ack Mid Island LLC	24 Sparks Ave	Move off / demo Dwelling	55/309	LFW CT
28.	Hubbell, Elizabeth	43 Orange St	Color change	42.3.2/222	LINK CP
29.	Land Bank	65 Easton St	Revise COA fence	42.4.1/115	E. Antonietti AC
30.	Land Bank	67 Easton St	Revise COA fence	42.4.1/115.1	E. Antonietti AC

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 10

Street & Number of Proposed Work: 26 Somerset Ln.

Owner of record: Virgil Terry Anne Trst

Mailing Address: 26 Somerset Ln.

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBS Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: jury@thejbsstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 75' Sq. Footage 1st floor: 2147 SF Decks/Patio: Size: 1007 SF ☒ 1st floor ☐ 2nd floor

Width: 62' Sq. footage 2nd floor: 1111 SF Size: 200 SF ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 23'2" South 23'4" East 23'4" West 23'4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Red brick, TYP ☐ Other _____

Roof Pitch: Main Mass 9/12 Secondary Mass 9/12 Dormer 4/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer — Rough Opening — Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) Wood

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles 5" Tyip. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim. A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x10 Rake 1x8 Soffit (Overhang) — Corner boards 6" Frieze —

Window Casing 1x4 Door Frame 1x4 Columns/Posts Round ____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen or similar

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear Wood Side Wood

Garage Door(s): Type — Material —

Hardscape materials: Driveways — Walkways — Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof NTW

Trim Nantucket Gray Sash Platinum Grey Doors Black

Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/28/24 Signature of owner of record _____ Signed under penalties of perjury

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Property Info:

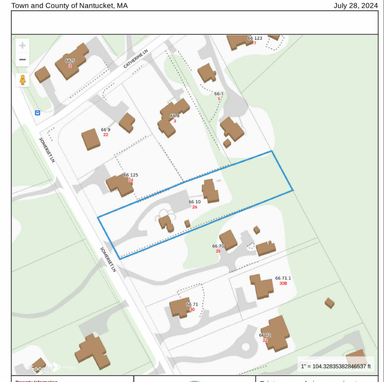
Map & Parcel:	56.367/8	Lot Size:	~40,200 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	5,025 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,614 sq. ft.
Frontage:	75 ft.	Proposed MH Ground Coverage:	2,382 sq. ft.
Ground Cover Ratio:	12.5%	Proposed Cabana Ground Coverage:	532 sq. ft.
Front Setback:	30 ft.	Total Proposed Ground Coverage:	3,518 sq. ft.
Side/Rear Setback:	10 ft.		



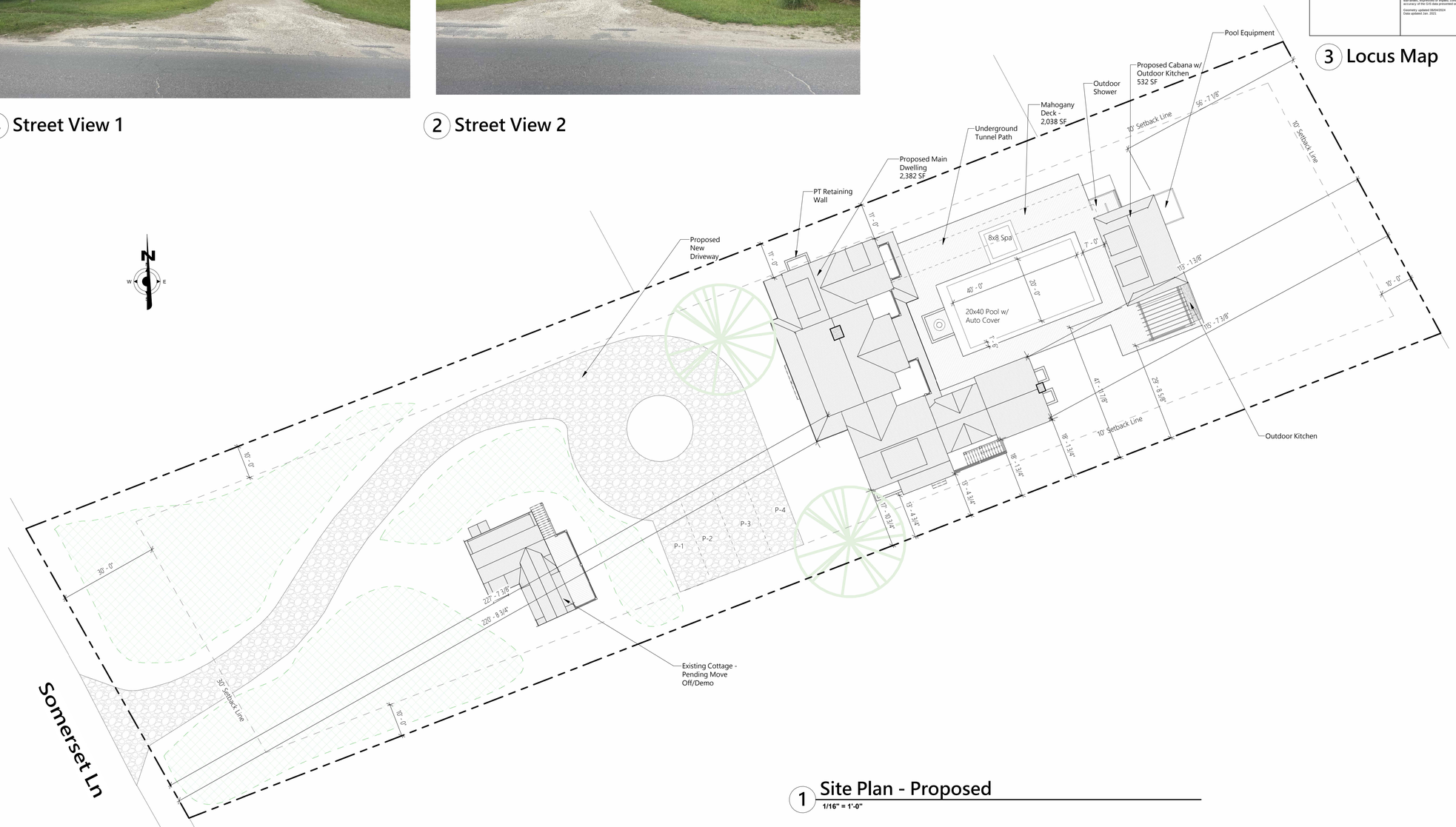
4 Street View 1



2 Street View 2



3 Locus Map



1 Site Plan - Proposed
1/16" = 1'-0"

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Project

26 Somerset Residence - Main House

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Site Plan

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09.11.2024

Revisions

C.101

Scale

As indicated

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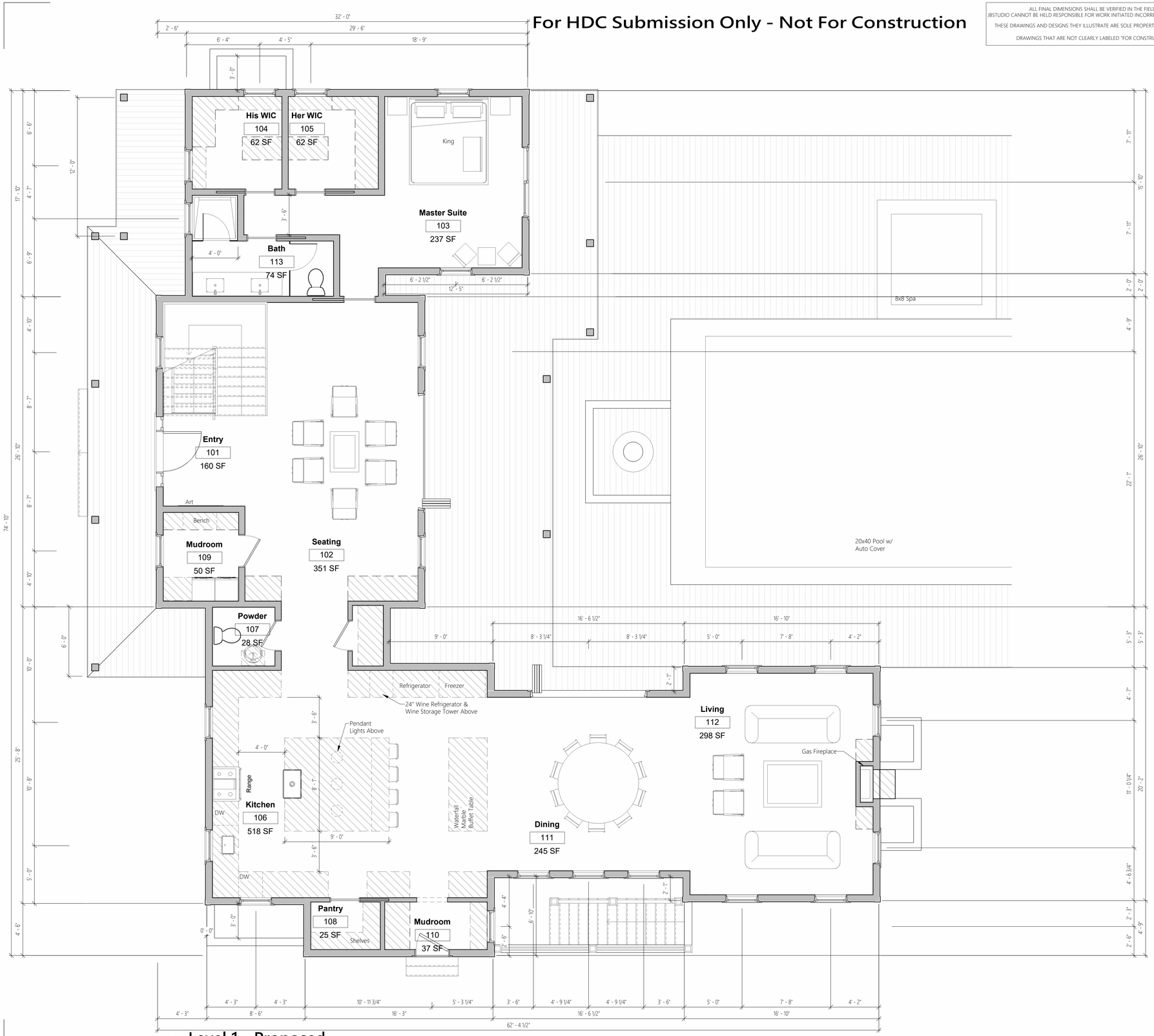

1 Level 1 - Proposed
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

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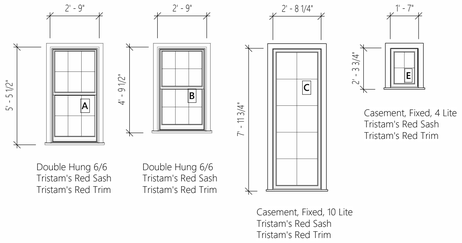
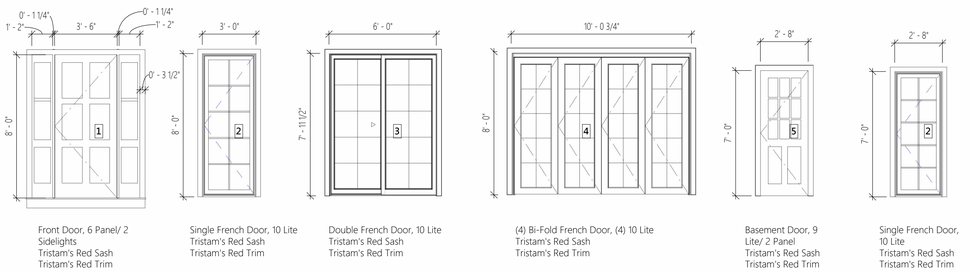


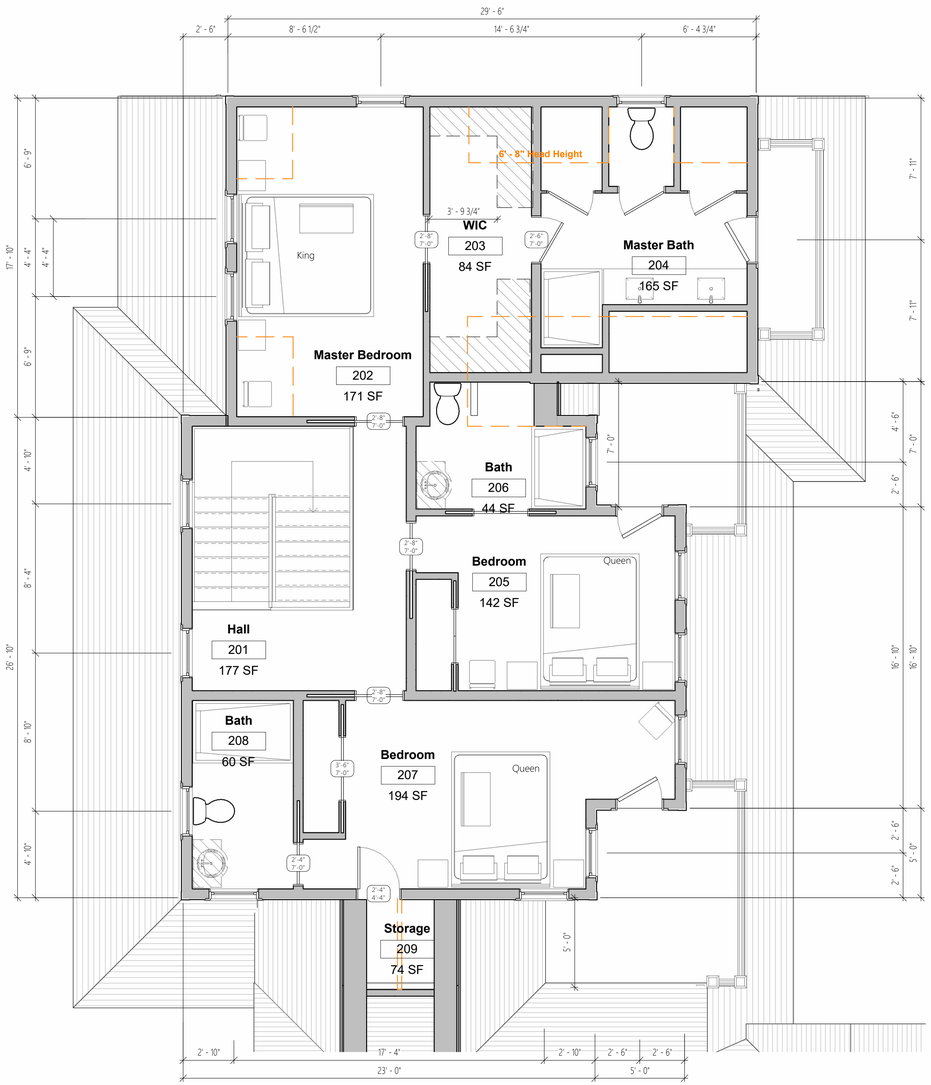
Window Schedule

1/4" = 1'-0"



Door Schedule

1/4" = 1'-0"



1 Level 2 - Proposed

1/4" = 1'-0"

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Second Floor

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Revisions

A.102

Scale 1/4" = 1'-0"

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1 West Elevation - Proposed

1/4" = 1'-0"



2 Previously Submitted West Elevation

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A.201

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1 East Elevation - Proposed

1/4" = 1'-0"



2 Previously Submitted East Elevation

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Revisions

A.202

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1 **North Elevation - Proposed**
1/4" = 1'-0"

2 **Previously Submitted North Elevation**

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Revisions

A.203

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1 **South Elevation - Proposed**
1/4" = 1'-0"

2 **Previously Submitted South Elevation**

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A.204

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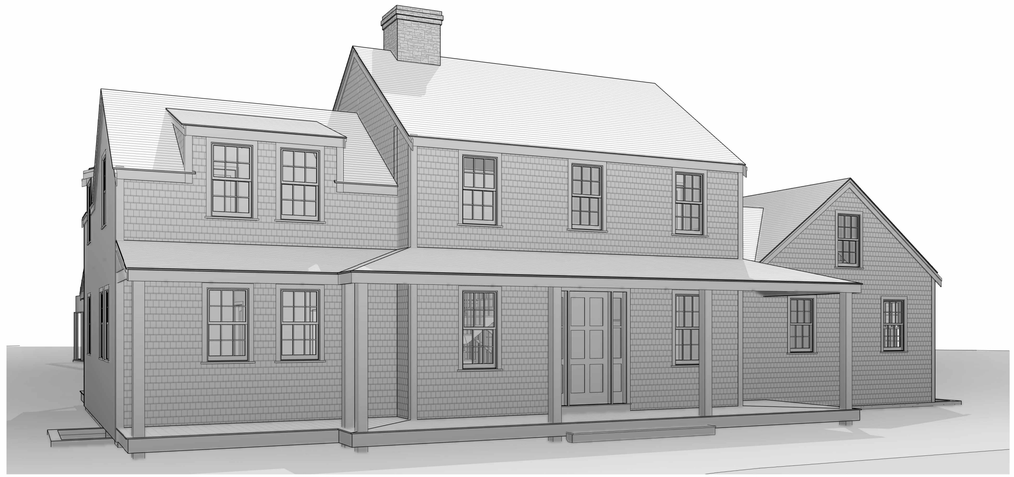
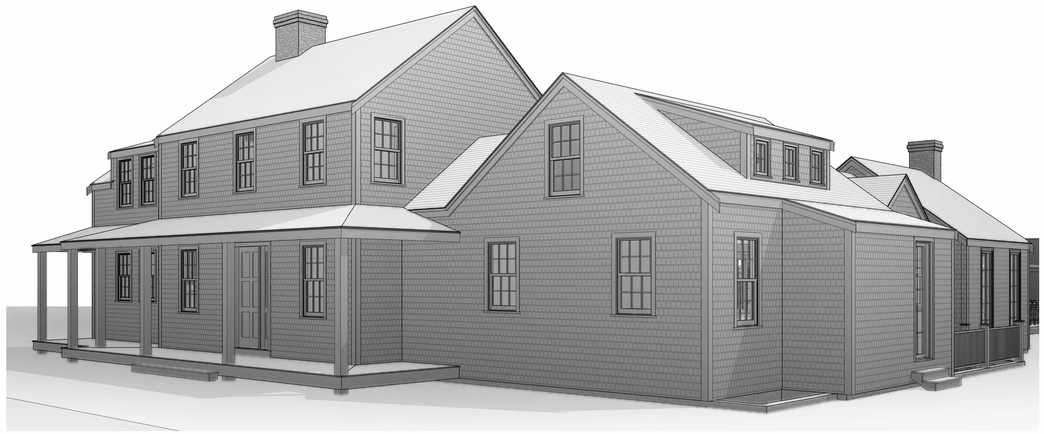


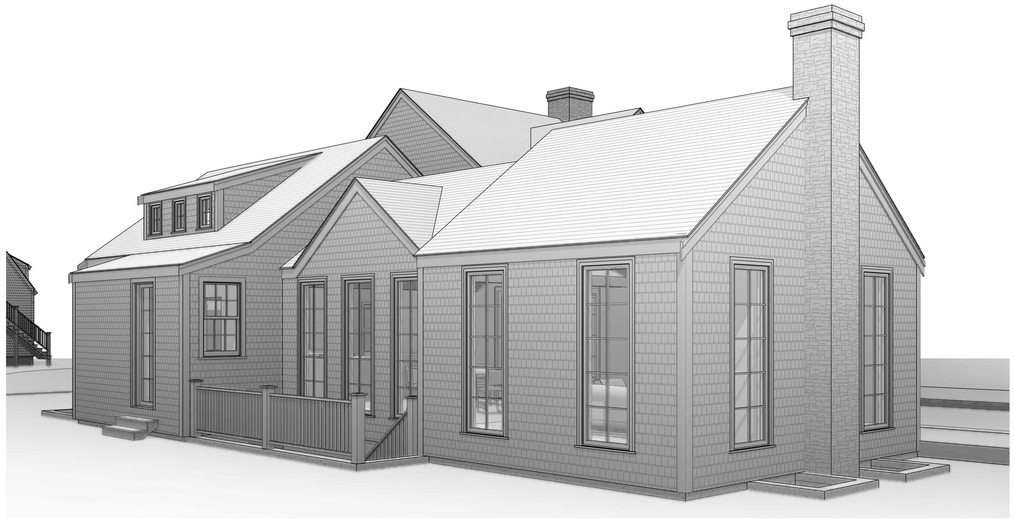
1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

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Scale

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Property Info:

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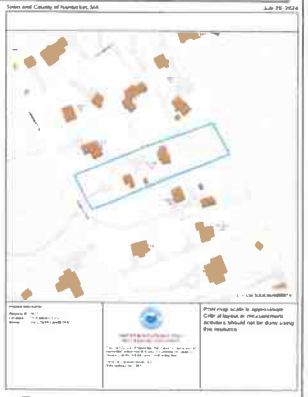
Front Setback	30 ft	Total Proprised Ground Coverage	3,518 sq. ft
Side/Rear Setback	10 ft		



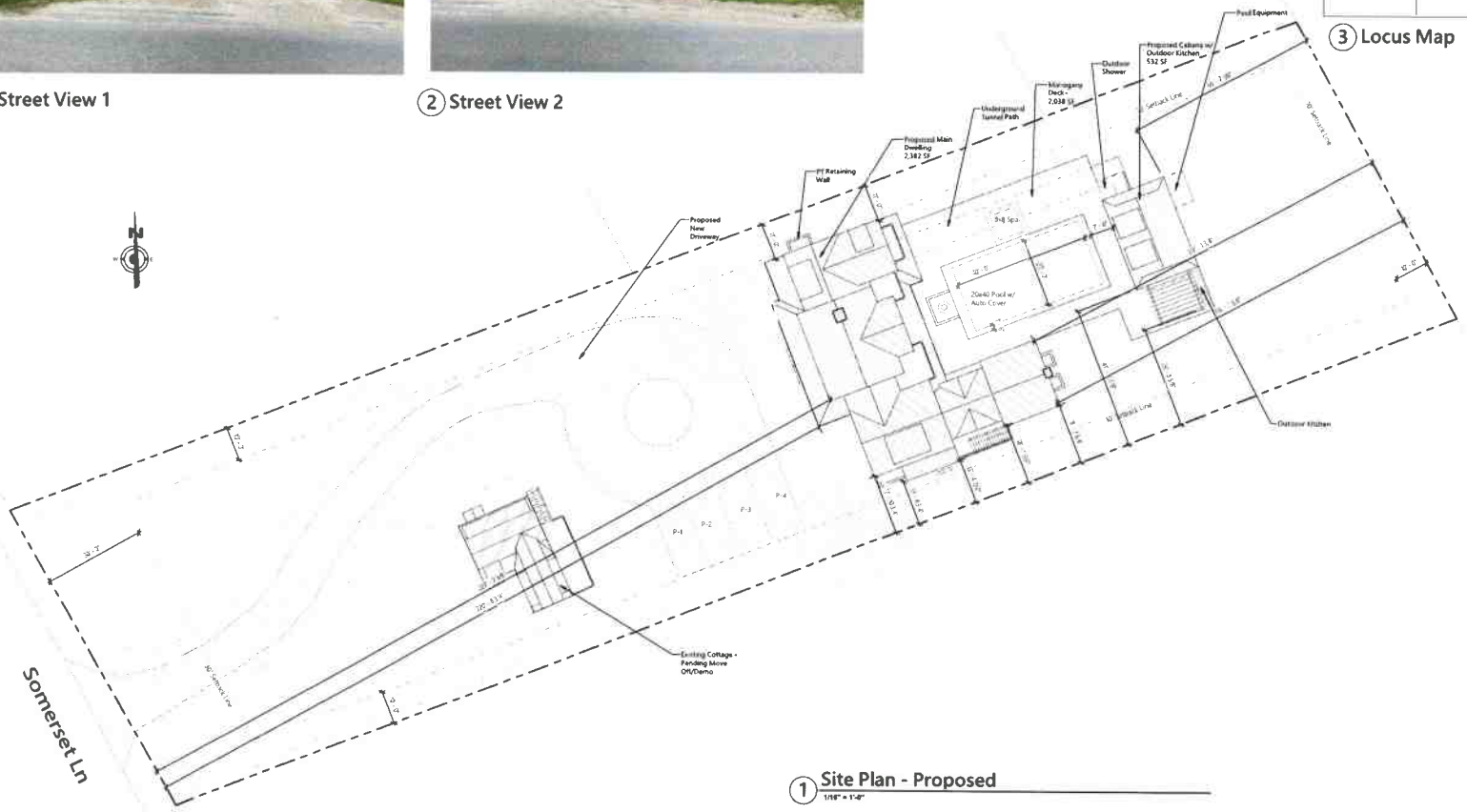
4 Street View 1



2 Street View 2



3 Locus Map



1 Site Plan - Proposed
1/16" = 1'-0"

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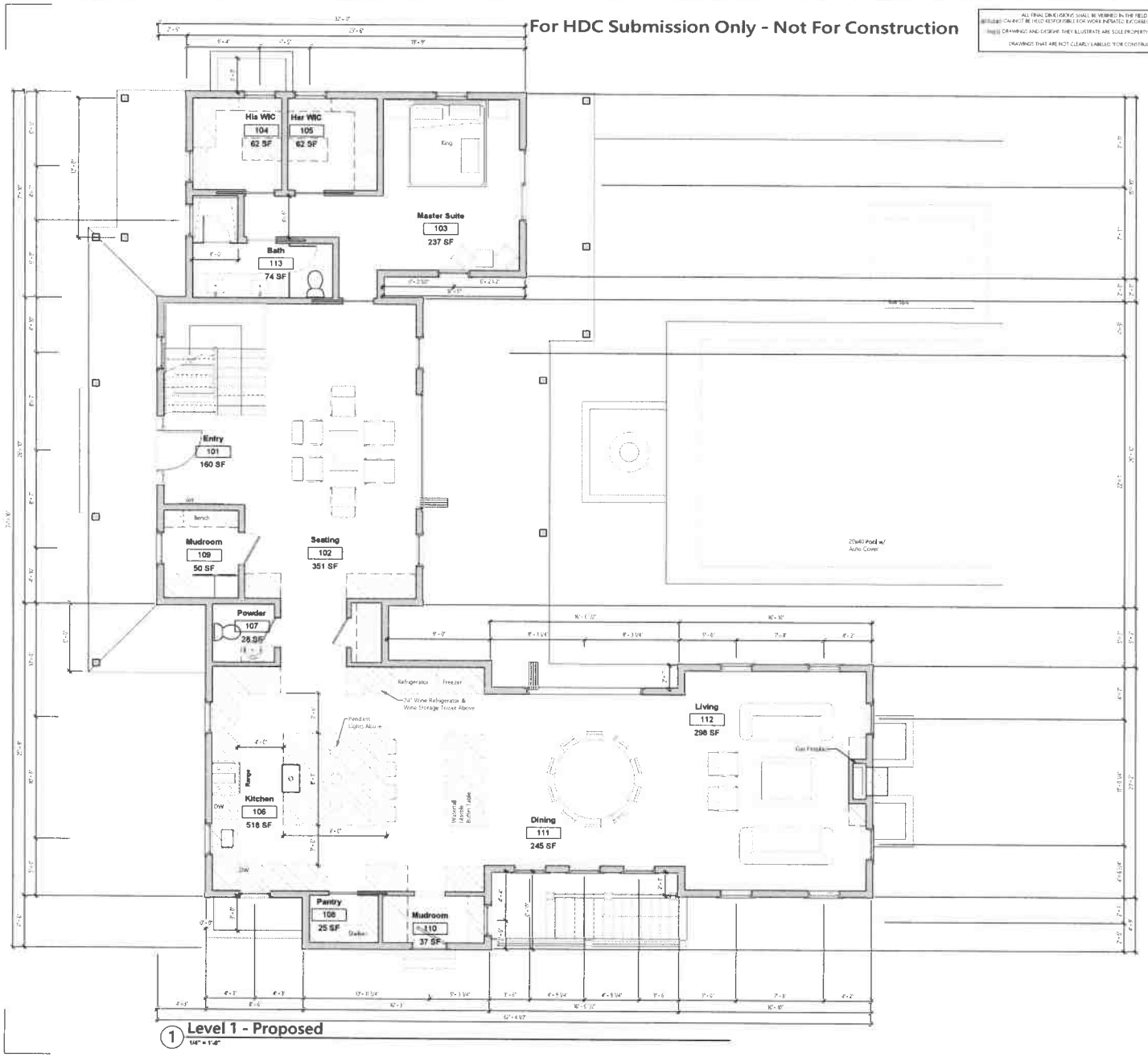

1 Level 1 - Proposed
1/4" = 1'-0"

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Scale 1/4" = 1'-0"

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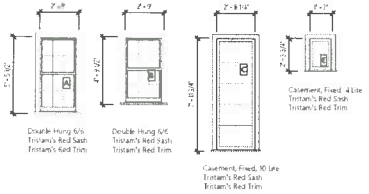
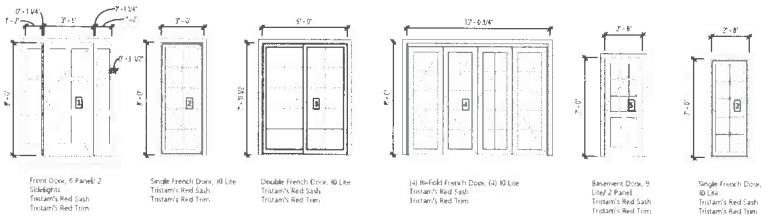


Window Schedule

1/4" = 1'-0"



Door Schedule

1/4" = 1'-0"



1 Level 2 - Proposed

1/4" = 1'-0"

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Second Floor

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Revisions

A.102

Scale 1/4" = 1'-0"

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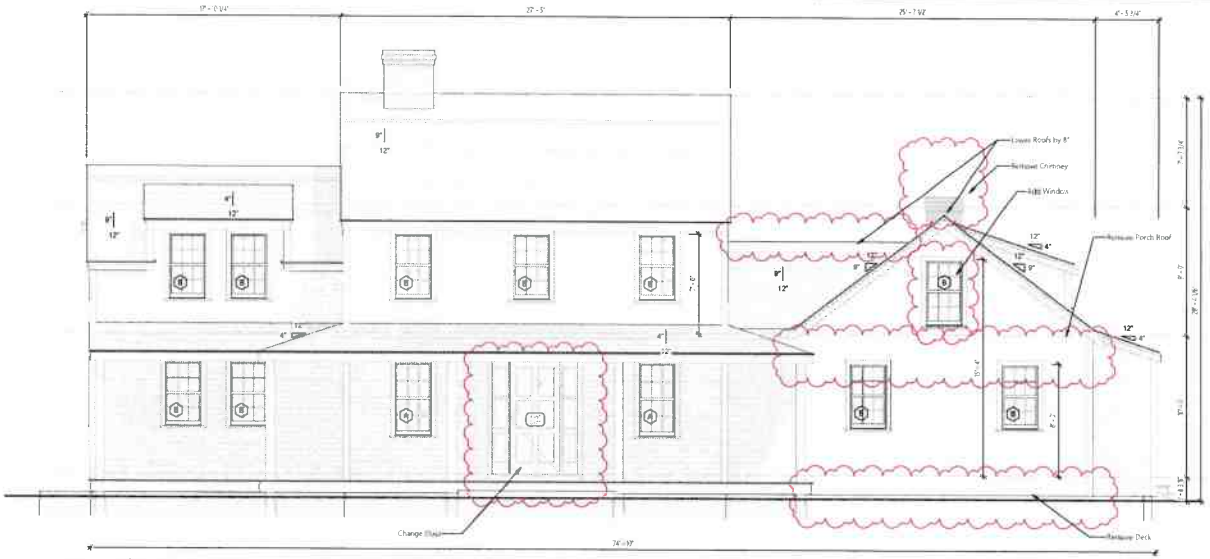
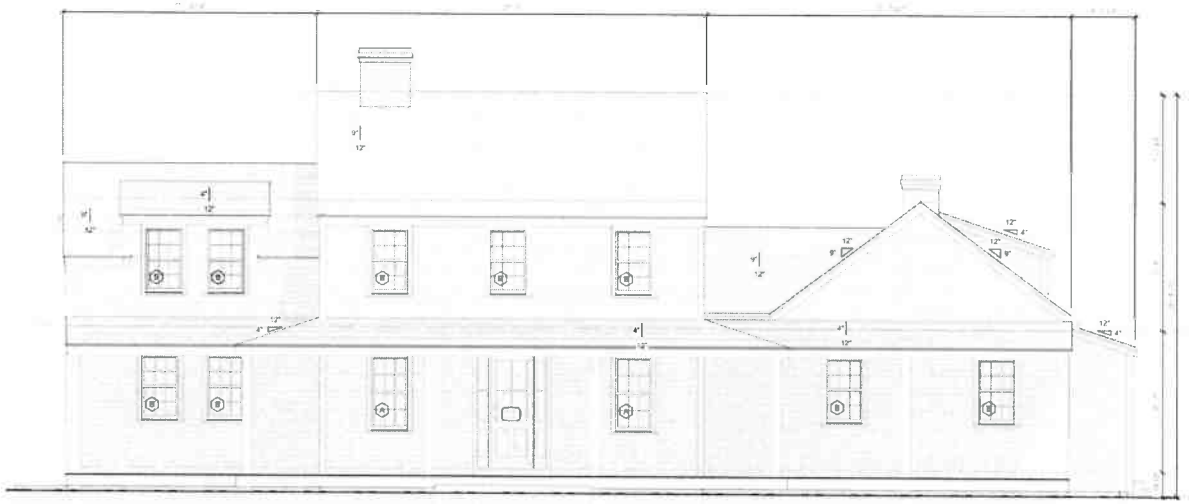


1 West Elevation - Proposed



2 Previously Submitted West Elevation

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Revisions

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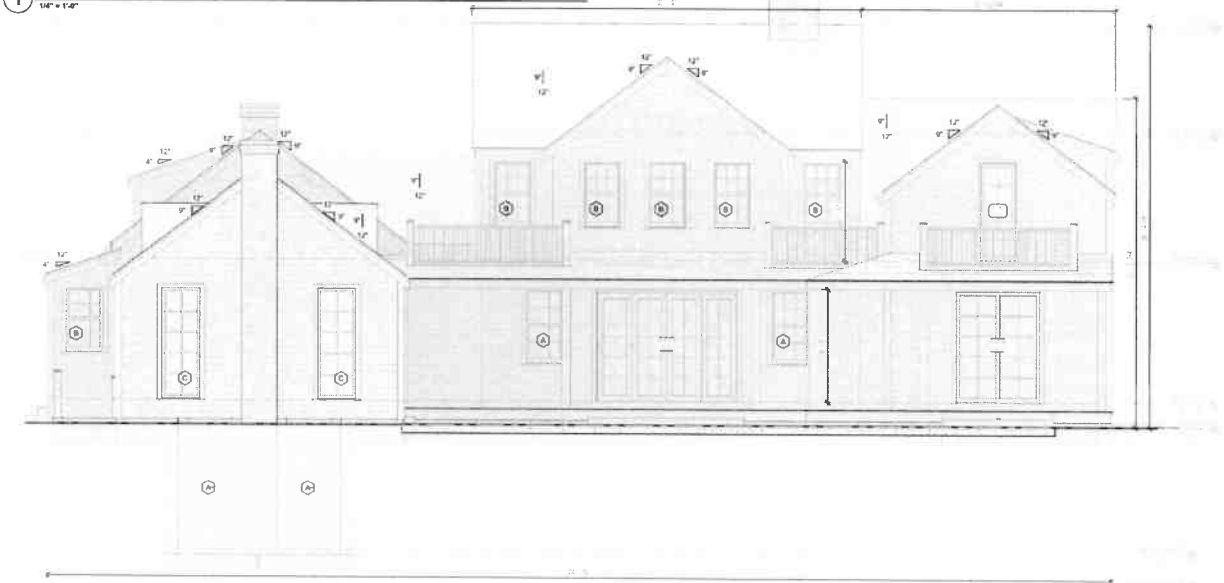
1 East Elevation - Proposed



2 Previously Submitted East Elevation

JBSTUDIO
Residential and Commercial Design
www.theJBStudio.com

JBStudio
PO Box 3741
Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

26 Somerset Residence - Main House

26 Somerset Ln, Nantucket, MA 02554

Sheet

Exterior Elevations

SHEET INDEX

C.101	Site Plan
A.101	First Floor
A.102	Second Floor
A.201	Exterior Elevations
A.202	Exterior Elevations
A.203	Exterior Elevations
A.204	Exterior Elevations
A.206	3D Views

Grand total: 8

Date

09.11.2024

Revisions

A.202

Scale As indicated

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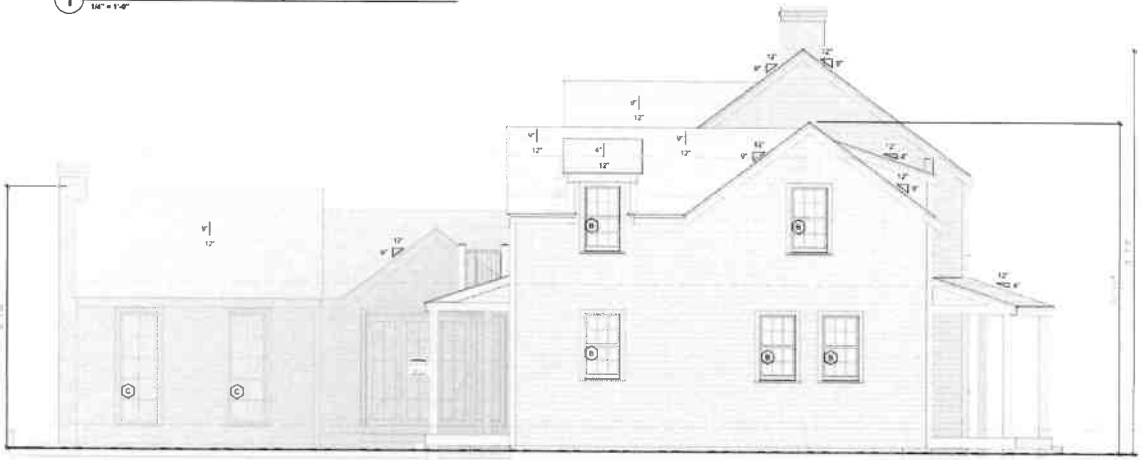
1 North Elevation - Proposed
1/4" = 1'-0"



2 Previously Submitted North Elevation

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A.204 Exterior Elevations
A.206 3D Views
Grand total: 8

Date
09.11.2024

Revisions

A.203

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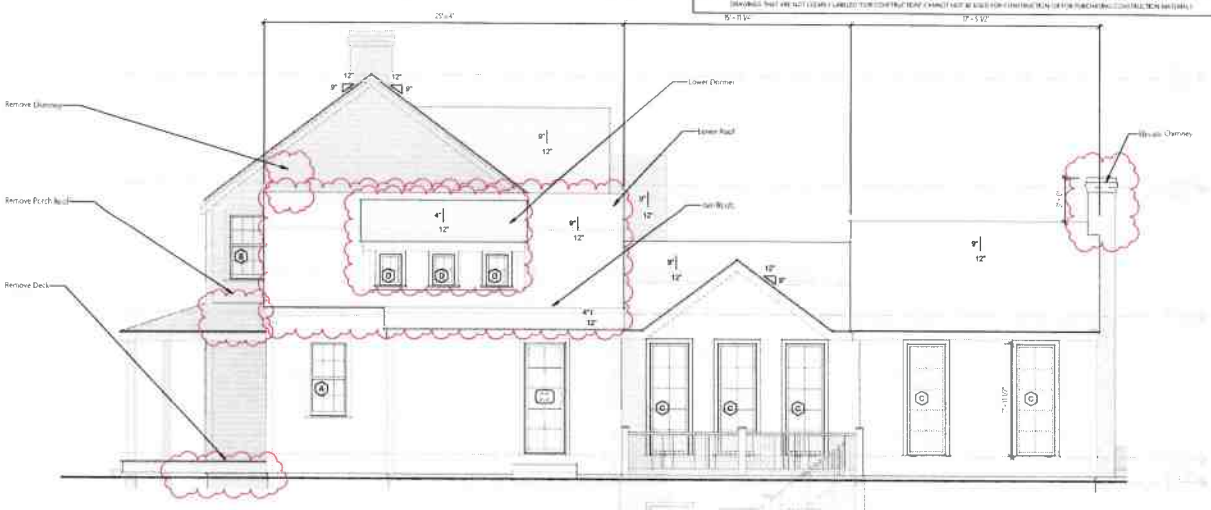
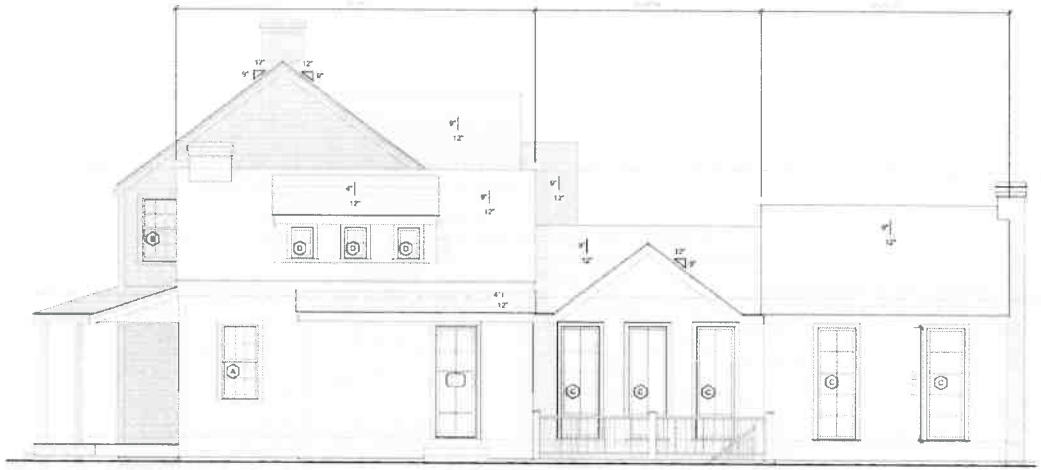


1 South Elevation - Proposed



2 Previously Submitted South Elevation

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Exterior Elevations

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A.204 Exterior Elevations
A.206 3D Views
Grand total: 8

Date

09.11.2024

Revisions

A.204

Scale As indicated

9/11/2024 9:02:32 PM

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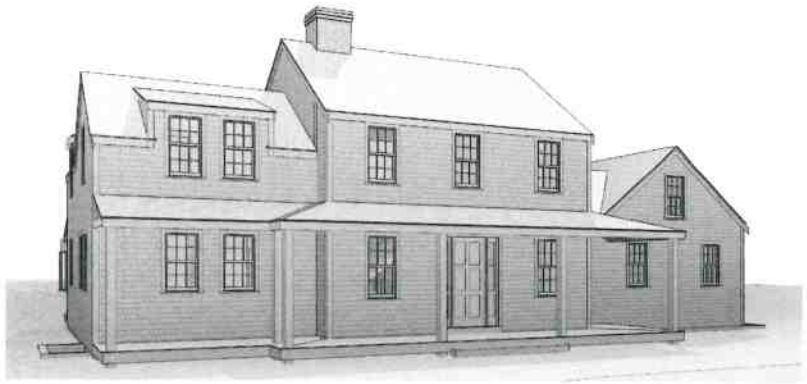
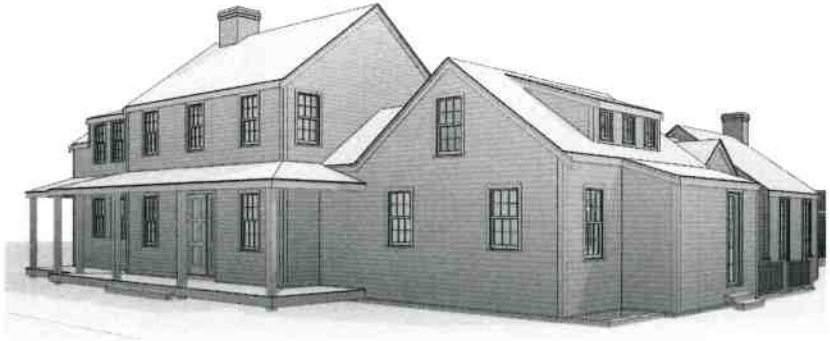


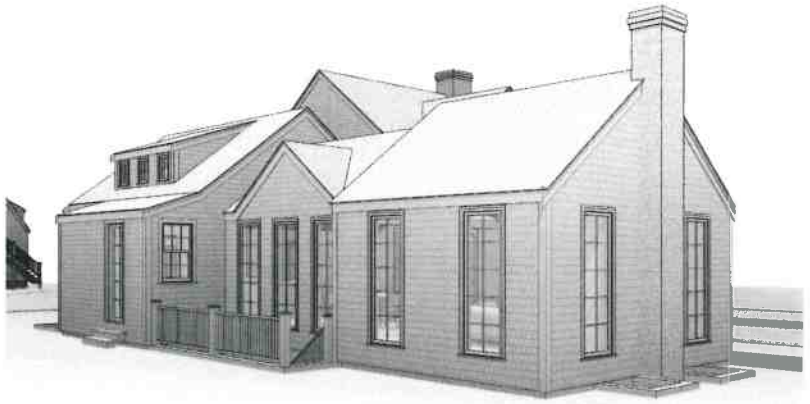
1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

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3D Views

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A.204 Exterior Elevations
A.206 3D Views
Grand total: 8

Date

09.11.2024

Revisions

A.206

Scale

9/11/2024 9:02:56 PM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 10

Street & Number of Proposed Work: 26 Somerset ln

Owner of record: Vigil Terry Anne Trst.

Mailing Address: 26 Somerset ln
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9054 E-mail: jura@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R20) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 30' Sq. Footage 1st floor: 450 SF Decks/Patio: Size: 1580 SF ☒ 1st floor ☐ 2nd floor
Width: 15' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 7/28/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2024

26 Somerset Rd. - Pool

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

✓ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Vigil Terry Anne Trst

STREET ADDRESS 26 Somerset Ln

MAP/PARCEL 66/10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

7/29/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — 7/28/2024

Signature — Date

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" CANNOT NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING CONSTRUCTION MATERIALS

Property Info:

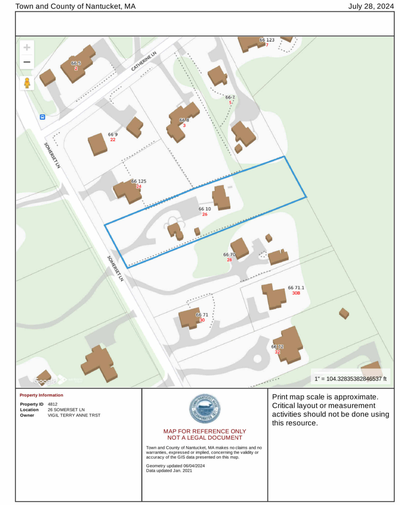
Map & Parcel:	56.367/8	Lot Size:	~40,200 sq. ft.
District/Zoning:	R-20	Allowable Ground Coverage:	5,025 sq. ft.
Minimum Lot Size:	20,000 sq.ft.	Existing Ground Coverage:	1,614 sq. ft.
Frontage:	75 ft.	Proposed MH Ground Coverage:	2,382 sq. ft.
Ground Cover Ratio:	12.5%		
Front Setback:	30 ft.	Total Proposed Ground Coverage:	2,986 sq. ft.
Side/Rear Setback:	10 ft.		



4 Street View

1 Site Plan - Proposed
1/16" = 1'-0"

2 Site Plan - Existing
1" = 30'-0"



3 Locus Map

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tel: (508) 332-9654
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Project

26 Somerset Residence - Pool & Spa

26 Somerset Ln, Nantucket, MA
02554

Sheet

Site Plan

Date

07.28.2024

Revisions

C.101

Scale

As indicated

7/28/2024 9:00:58 PM

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Property Info:

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District/Zoning	R-20	Allowable Ground Coverage	5,025 sq. ft
Minimum Lot Size	20,000 sq ft	Existing Ground Coverage	1,614 sq. ft
Frontage	75 ft	Proposed MH Ground Coverage	2,382 sq. ft
Ground Cover Ratio	12.5%		
Front Setback	30 ft	Total Proposed Ground Coverage	2,986 sq. ft
Side/Rear Setback	10 ft		



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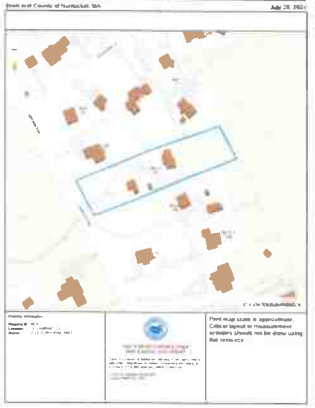
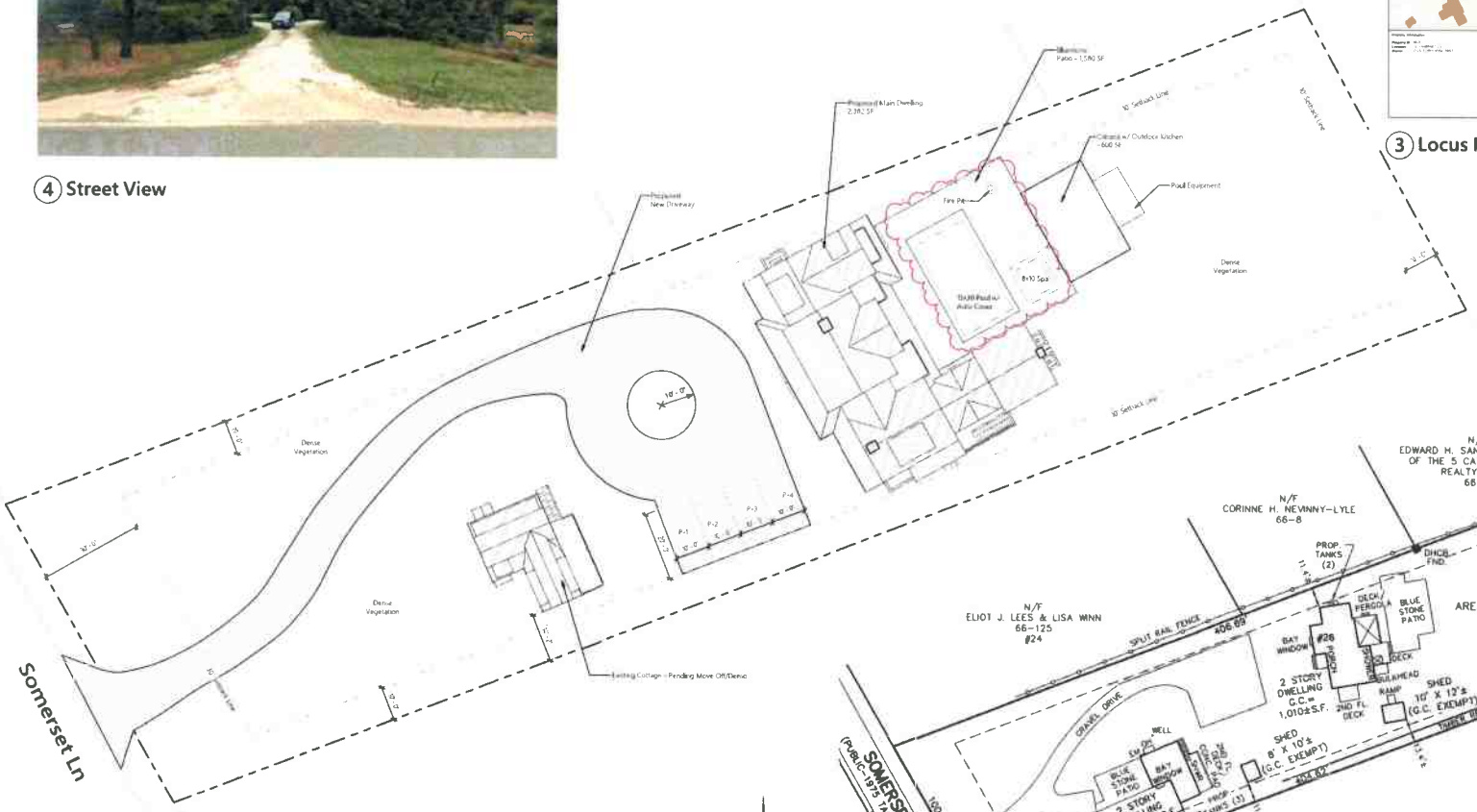


3 Locus Map



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1/16" = 1'-0"

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1" = 30'-0"

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Sheet

Site Plan

Date

07.28.2024

Revisions

C.101

Scale

As indicated

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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road:
	Address & HDC Case Number (ie HDC2020-05-0265):
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
N/A	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation – DOOR CHANGED d. East Elevation e. West Elevation – WALL MATERIAL CHANGED TO BRICK f. Window/Door Schedule – THERMAL PANE
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Representative:	David Butler
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Concerns:	Commissioners reviewed with no representative present.
Motion:	**Motion to approve, as submitted. (Made by: Oliver) (03:33:56)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Oliver, Patten, Thornewill (Aye)
	Certificate # HDC2023 – (as noted)

8. ACK N BACK LLC 33 Quidnet Rd Revision 08-6785 21/27.2 Ahern LLC
Request to hold.

9. Jason Tilroe 75 Main St Addition to shed/cottage 42.3.1/13 Thornewill Designs

Voting:	Pohl, Welch, Coombs, Oliver, Patten
Alternates:	-
Recused:	-
Representative:	Luke Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - The outbuilding in question was part of the Henry Coffin House, an individually significant brick house documented by HABS, built by James Field, head carpenter, in the 1830s with a construction cost of $8,291.43. - The main structure on the lot, associated with one of the wealthiest men in the country, Henry Coffin, reflects significant historical value, including Coffin's contributions to the public welfare and his status as one of the largest landowners. - The existing shed, smaller of two on the site, features a brick wall on the north at Liberty Street, with its history tracing back to at least the 1880s based on Sandborn Maps analysis. - Appreciation was expressed for the attention given to this historic structure, currently in poor condition, with Penn Austin expected to work on its restoration. - Apologies were extended to Luke for not responding earlier to an email about the proposal, with a request for a copy of the review by Penn Austin. - Support was shown for converting the historic shed into a cottage, with a suggestion to retain some of the existing fenestration to preserve its quirky features, including the slanted eave. - Concerns were raised about potential site changes to accommodate parking if required by planning board regulations, hoping such changes would not detract from the site's historical integrity. - A photograph from the 1960s by the Historic American Buildings Survey (HABS) was mentioned, underscoring the importance of the documentation and restoration efforts for this historic structure.
Public Comments:	**Mickey Rowland**, Historic Structure Advisory Group - Expressed general support for the concept of adding to and restoring the building but emphasized the importance of preserving its unique characteristics, which contribute to its historical value. - Suggested maintaining features like the sloping eave and the sway in the ridge to retain the building's old appearance, cautioning against extensive rebuilds that might result in the structure looking too new. - Highlighted the significance of working with the building's "quirkiness" rather than altering its distinctive aspects, citing previous successful projects where preserving irregularities maintained the historical look. - Pointed out a specific feature of interest: an existing bricked-in doorway, where the outline and change in bricks are visible, suggesting that this revealing evidence of the building's past should be preserved without significant alteration.
Concerns:	**Oliver**

- Expressed appreciation for retaining brick walls in one of the gables, enhancing the building's aesthetic and historical context.
- Suggested adding ivy to the walls facing Liberty Street and on the specified end to further contribute to the building's character and connection to its environment.
- Recommended replacing the proposed six-panel door with a baton door to better align with the building's historical attributes and overall design aesthetic, indicating a preference for more traditional architectural details.

Welch

- Agreed with Mickey about the feasibility of maintaining the building's crooked eave as a nod to its history, citing an example of a house on Union Street that was rebuilt with an intentionally out-of-plumb facade for historical accuracy.
- Expressed concern about the work process and the need for streamlined procedures, specifically regarding the brick wall's structural integrity, based on a previous inspection.
- Suggested that if there are structural concerns with the brick wall, these should be addressed in the application process to avoid the necessity of submitting a separate request later.
- Recommended keeping the application open to discuss and resolve issues related to the brick wall's structural integrity, ensuring that any necessary repairs or modifications are planned and approved efficiently.

Thornewill

- Collaborating with Pen Atkin and Ben Breer, an engineer, who are currently analyzing the structural integrity of the brick wall along the property, including its entire length and around the corner.
- The goal is to ensure the wall's preservation, with plans to rebuild or restructure it as necessary, including possibly buttressing it from the garden side to address any structural weaknesses.
- Acknowledged the client's commitment to addressing the wall's condition, aware of concerns from neighbors and visible issues like bulges, curves, and vegetation growth that compromise its structure.
- Noted that while the idea of growing ivy on the wall was appreciated, the current ivy contributes to the wall's deterioration, indicating a need for careful consideration of any future vegetation to avoid further damage.
- Emphasized that the brick wall is a significant part of the project, with plans to include its preservation and necessary restoration in the overall project scope.

Welch

- Highlighted the forthcoming work on the wall as a significant aspect of the project, indicating that it will require HDC approval due to its impact and necessity.
- Pointed out that the current proposal only lists the wall as existing, without detailing the specific restoration or repair work planned, suggesting future submissions will be needed to address the wall specifically.
- Emphasized that even seemingly minor work, such as repointing, will necessitate HDC approva strongly suggesting that the wall's condition likely requires more extensive intervention than just repointing.

Patten

- Expressed no further comments or concerns regarding the overall project.
- Echoed the desire to see the quirky eave line preserved if possible, underscoring an interest in maintaining the building's unique architectural features.
- Supported the idea of preserving or replicating the door in line with Val's previous suggestion.

Coombs

- Expressed interest in seeing the proposed solutions for the one-brick wall to ensure its safety while maintaining its aesthetic appeal.
- Conveyed confidence in the team's ability to address the necessary structural work effectively.
- Highlighted the building's significance as a landmark on Liberty Street, appreciated by passersl for its distinctive charm.

	Pohl - Suggested that changing the current door to a baton door should be a straightforward request for the board to approve, implying it's a minor alteration that could significantly enhance the project's aesthetic coherence. - Expressed a preference for preserving the building's slanted eave, noting its contribution to the structure's unique character and historical authenticity. - Inquired whether maintaining the slanted eave is a detail that could be approved immediately or if it requires further consideration and planning to ensure feasibility and compliance with the project's overall goals and constraints. **Thornewill** - Raised a practical concern regarding how to integrate an access point into the structure with a slanted roof, indicating a need to balance design preferences with functional requirements. **Backus** - Highlighted the importance of retaining the building's current fenestration pattern as closely as possible to preserve its architectural integrity. - Suggested exploring the possibility of maintaining the existing eave by reconsidering the placement of the entryway, rather than relocating it to a different side of the building, to allow for the preservation of distinctive architectural features.
Motion:	**Motion to hold for revisions. (Made by: Welch) (03:52:30)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Coombs, Oliver, Patten (Aye)

Certificate # HDC2023 – (as noted)

10. Everton Dumont de Moura 7 Hull Lane Move on shed 67/272 Everton Dumont de Moura

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	-
Recused:	-
Representative:	Everton Dumont de Moura
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	-
Public Comments:	-
Concerns:	**Camp** - Expressed acceptance of the shed's overall structure. - Voiced concerns about the portico feature, specifically mentioning its stone base, questioning its compatibility or typicality within the neighborhood's context. **Welch** - Expressed understanding and acceptance of the project after clarifying the perspective from which the image was viewed, specifically noting that the viewpoint is down the driveway. - Highlighted the placement of vegetation as depicted in the image, recognizing its location relati to the driveway and the structure, which resolved initial confusion.
Motion:	**Motion to approve, as submitted. (Made by: Oliver) (03:59:48)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)

Certificate # HDC2023 – (as not

11. Fitzgerald T & S 7 West Chester St Remove fenestrations 42.4.3/13 Topham Design

This item was heard after Item 12.

Voting:	Pohl, Welch, Camp. Coombs, Oliver
Alternates:	Patten, Paul, Thornewill
Recused:	-
Representative:	Joe Topham
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus,** Preservation Planner

From: Thornewill Design office@thornewilldesign.com
Subject: 85 Main Street revisions
Date: September 11, 2024 at 1:57 PM
To:

TD

REVISIONS AND ADDED INFORMATION

At the request of HDC we have conducted a pretty extensive analysis of the existing brick wall.
Please see the letter enclosed from Colin Evans's. Colin has made recommendations for repairs. Colin worked with Penn Austin for many years and is now working with us on this project. Colin proposes removing the top
3-4 feet of wall . He proposes cleaning and reusing bricks and believes about 75% of bricks may be relaid successfully.
The remaining 25% he would special order as same size with varying color as much as possible to integrate with the look of old wall.

As for Revisions to cottage.
1. We propose more of a casual garden cottage look from the garden side and have changed the single south facing door from solid panel with upper glass panels to 12 light.

2.the west gable of the new addition we propose as brick to match the existing main mass brick gable.

3. We propose all glass door and windows be thermal paned units to meet the new energy code.

It should be noted that due to the high brick wall nothing can be seen from Liberty street. The cottage is over 100 feet away from Main Street. It is in the rear of property. Views to it are almost entirely obscured by the main house, other houses, fences and vegitation.

A LETTER FROM COLIN EVANS - MASON & PRESERVATION BUILDER.

From: **Colin Evans** Colin@ceprllc.com
Subject: 75 Main St Wall Project
Date: August 12, 2024 at 2:31 PM
To: Michael Gault mjgaultwoodworking@gmail.com, Luke Thornewill Office@thornewilldesign.com

CE

Hello,

Here is my initial assessment of repair work needed for the 108' brick wall along Liberty St., property of 75 Main St. The existing east gable wall on cottage will be repaired as well but is not covered here.

I cut open a dozen joints between bricks at random and at repaired sections, in both sides of wall to observe the mortar and brick conditions. I have broken the wall down into 4 sections. Upper 3' and Lower 5' on both sides. The interior (yard side south facing) top 3′ has lost a lot of its bond (original lime mortar) to surrounding brick along the majority of the length of the wall. The lower 5 feet is in surprisingly good shape with a handful of spalling bricks closer to grade and fractured joints throughout. Most of the mortar is in fine shape for their age.

The exterior or north side of the wall on Liberty St. has been through many different stages of repair with various repointing work done. The top 3' of the wall is two wythes (two bricks wide) making it 8" thick while the bottom 5'-6' is 3 wythes or 12" thick. The top 4 feet on Liberty St side has lost most of its bond to the interior course and has several long fracture lines throughout the entire length. While bonded to surrounding brick, it is not entirely attached to the lower part of the wall. The lower 4 feet is in far better shape, has typical fractures and spalling brick around grade and throughout the wall due to improper repair material. Some of the lime bedding has deteriorated due to trapped moisture. Some of the repointing was solid and intact ~2" deep, but the initial assessment was showing about a 50/50 degraded to good bedding. A more thorough assessment could be done to find matching mortar and joint slicking to determine if a certain style repair is more consistent with a better job than just a surface joint repair.

With the top 3′ - 4′ of the wall having lost the majority of the bond it would be best to disassemble and rebuild, incorporating a similar brick bond to the lower part of the wall to join the inner and outer courses. A third wythe of brick could be added along the length where the new structure will be built. All of the surviving brick would be cleaned and reused. Estimated 75% + of brick could survive the previous cement repairs and disassembly. Sourcing similar reclaimed brick would be necessary and are needed for buttresses being installed.

Two brick buttresses on the yard side of the wall have been engineered. The opportunity to incorporate a buttress into the west gable end of the building was presented and has gotten the vote of everyone involved. What this means is we would like to create a brick gable end on the cottage to match in style the existing East gable end. Keep in mind this gable is smaller in width and therefore the ridge is about 2′ lower than the existing east brick gable.

In summary this is the plan of action for wall along Liberty st:

1. Disassemble top 3 to 4 feet of brick wall along liberty st and abutter Giletti property after ivy vines have been removed.

2. Scrub and clean brick for reuse.

3. Replace broken brick, remove cement repairs from bed and head joints and repoint areas where needed.

4. Focus on fractures or cracks along wall, by pulling surrounding brick and relaying in lime mortar.

5. Removal of steel gate pintles and eyelets in wall that continue to rust jack at north east end. Replace with wrought bronze pieces to match.

6. Repair of bedding joints along stone footings as needed.

7. Addition of 2 engineered brick buttresses along yard side. One is a proposed gable end for west side of cottage.

8. After top of wall is rebuilt a slightly sloped capping brick will be added for water management.

- Colin Evans
CEPR LLC



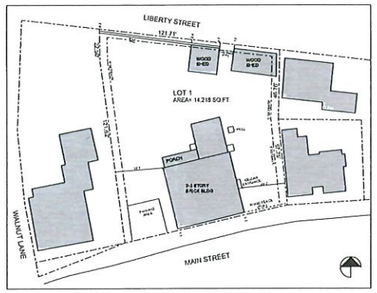
Southwest Perspective



Southeast Perspective

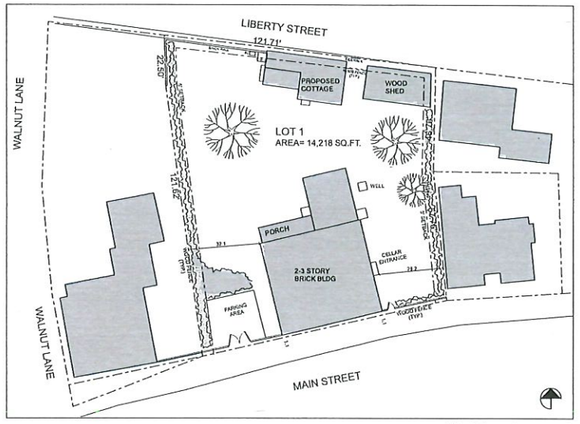
The Proposed Cottage at

75 Main Street
Nantucket , Massachusetts



Site Plan- Existing

SCALE: 1" = 20'



Site Plan- Proposed

SCALE: 1" = 20'



Locus

ZONING INFORMATION MAP 42.3.1 PARCEL 56 ZONE: RCH	
MINIMUM LOT SIZE- 5000 S.F.	EXISTING 14,218 SF
MINIMUM FRONTAGE- 50 SF	SEE PLAN
FRONT YARD SETBACK- 0 FT	
REAR SETBACK- 5 FT	
SIDE SETBACK- 0 FT	
GROUND COVER RATIO- 50% OR 7109 SF	22.60 %

EXISTING HOUSE GROUND COVER- 2400 SF
REMOVE- EXISTING SHED FRAME G.C. - 300 SF
WORKSHOP G.C.- 435 SF

PROPOSED COTTAGE- 555 SF

PROPOSED TOTAL GROUND COVER- 3420 SF

DRAWING INDEX		
ARCHITECTURAL	A0.0	COVER SHEET, SITE PLAN, LOCUS
	A1.1	FLOOR PLANS
	A2.1	ELEVATIONS
	A2.2	ELEVATIONS
	A3.1	SECTIONS



Existing Building



Existing Building



Existing Building



Existing Building



Existing Building



Existing Building

ISSUES/REVISION DATE	
AS BUILTS	4/10/23
	7/19/23
HDC 1	10/2/23
	12/11/23
	9/19/24

Existing Shed & Wall
75 Main Street
Nantucket, Massachusetts
Map & Parcel 42.3.1-56

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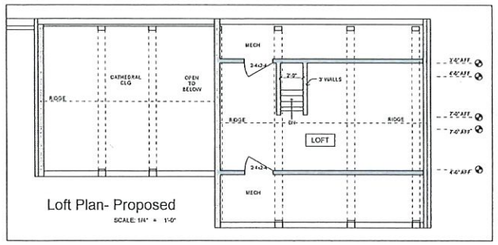
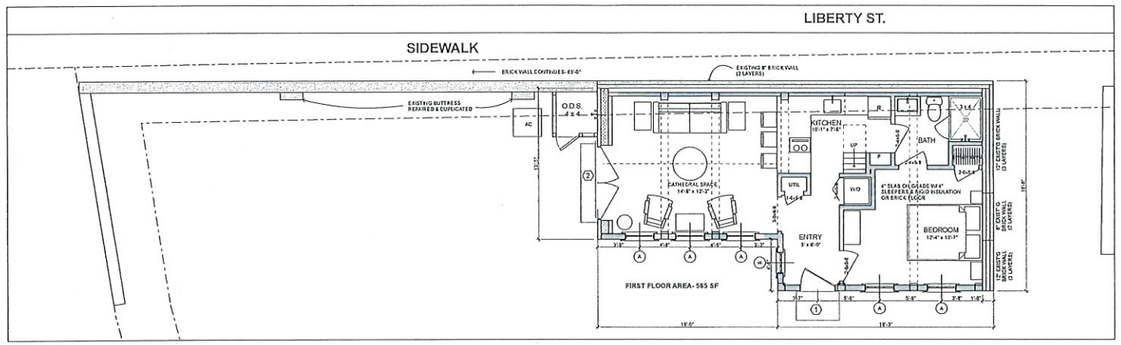


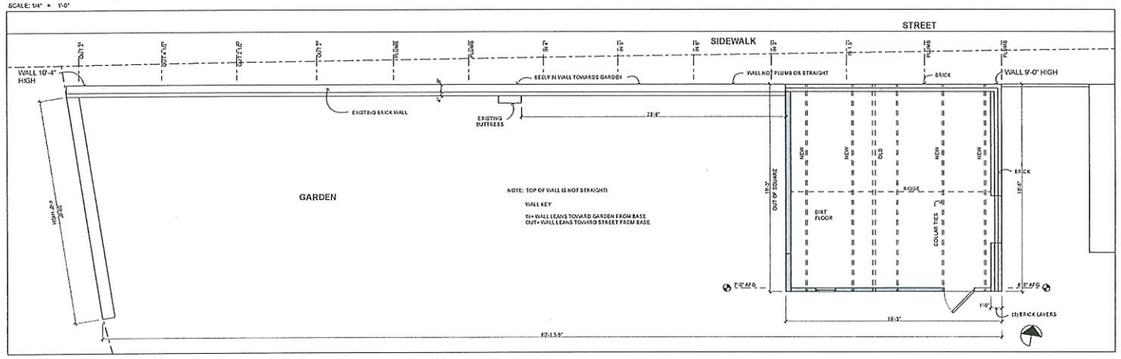
Loft Plan- Proposed

SCALE: 1/4" = 1'-0"



First Floor Plan- Proposed

SCALE: 1/4" = 1'-0"



First Floor Plan- Existing

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
AS BUILTS	4/10/23
	7/16/23
HDC 1	10/7/23
	12/11/23
	8/19/24

Existing Shed & Wall

75 Main Street

Nantucket, Massachusetts

Map & Parcel 42.3.1-56

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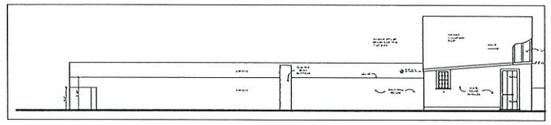
Existing South Side of Shed

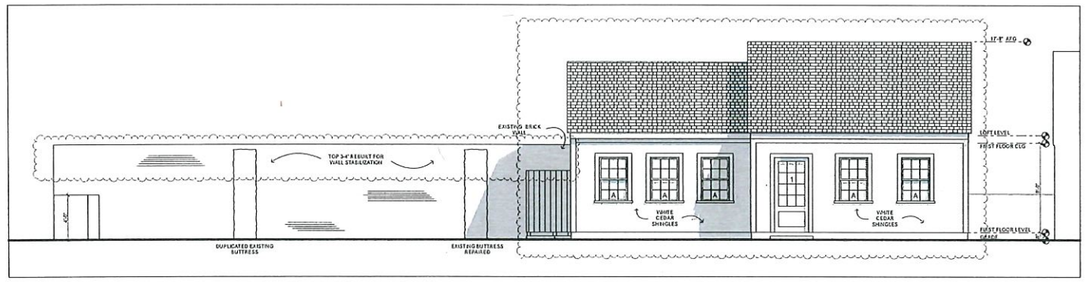


South Elevation- Existing

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

EXT. WALLS- SEE ELEVATIONS
EXT. TRIM- PAINT- WHITE
5/4 BAKE W/ 5" SHADOWED
8" FASCIA & FRIEZE
WINDOWS- WD- WHITE
DR & WINDOW TRIM- 1"x 5" CEDAR- PAINT
ROOF- ARCHITECTURAL ASPHALT DUAL
FOUNDATION WALL- POURED CONCRETE



South Elevation- Proposed

SCALE: 1/4" = 1'-0"

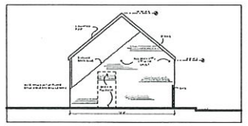
DOOR SCHEDULE- PROPOSED

ID	#	MANUFACTURER	UNIT DIMENSION	ROUGH OPNG	REMARKS	DP	U VALUE
1	1	NANTUCKET MILLWORKS	3'-0" x 6'-8"	3'-4" x 6'-11"	W/O 4 PANEL W/ 2 UPPER GLASS LITES		
2	1	NANTUCKET MILLWORKS	6'-0" x 6'-8"	6'-4" x 6'-11"	12 LITE ABV /1 PANEL BELOW FRENCH INSWING		

WINDOW SCHEDULE- BOSTON SASH

ID	#	MANUFACTURER	UNIT DIMENSION	MIN ROUGH OPNG	REMARKS	DP	U VALUE
A	5	BOSTON SASH	2'-6 5/8" x 4'-1"	2'-9" x 4'-5"	6/6 DOUBLE HUNG, ADJ., WOOD, 9 x 12 GLASS		
B	1	BOSTON SASH	1'-9 5/8" x 3'-1"	2'-0" x 3'-5"	6/6 DOUBLE HUNG, ADJ., WOOD		

WD, THERMAL PANE, TRIPLE TRACK STORM

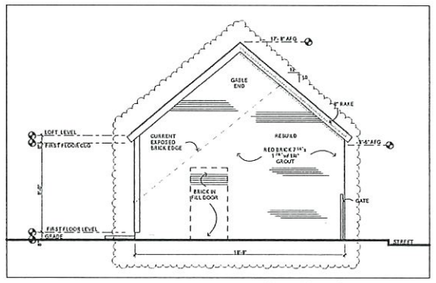


East Elevation- Existing

SCALE: 1/8" = 1'-0"



Existing East Side of Shed



East Elevation- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
AS BUILTS	4/10/23
	7/14/23
HDC 1	10/2/23
	12/11/23
	8/19/24

Existing Shed & Wall
75 Main Street
Nantucket, Massachusetts
Map & Parcel 42.2.1-68

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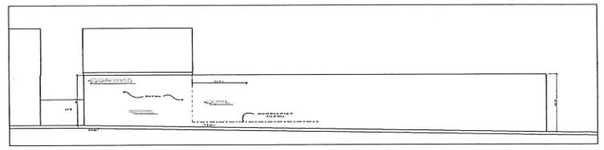
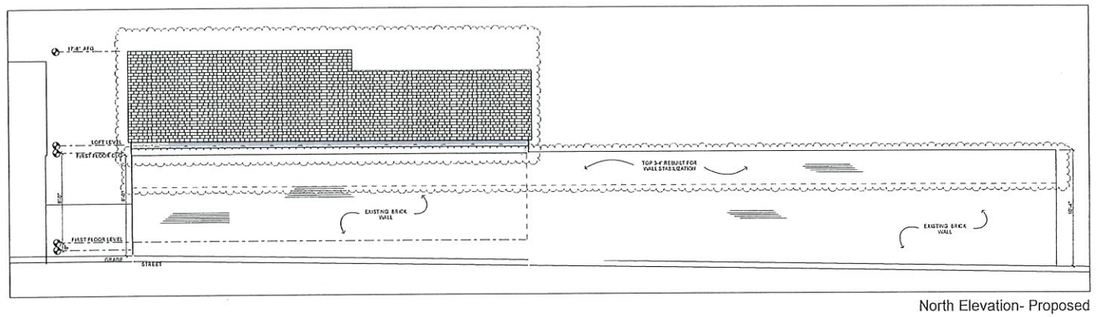
Existing North Side of Shed



North Elevation- Existing

SCALE: 1/8" = 1'-0"

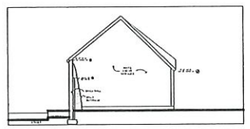


North Elevation- Proposed

SCALE: 1/4" = 1'-0"

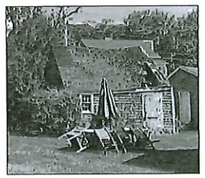
GENERAL NOTES:

EXT. WALLS- WHITE CEDAR SHINGLES
EXT. TRIM- EXTE-WHITE
5/4 BASE W/ 3" SHADOW BD.
5" FASCIA & FREEZE
WINDOWS- MD- WHITE
DR & WINDOW TRIM- 1" x 5" CEDAR- PNT
ROOF- ARCHITECTURAL ASPHALT DUAL
FOUNDATION WALL- POURED CONCRETE

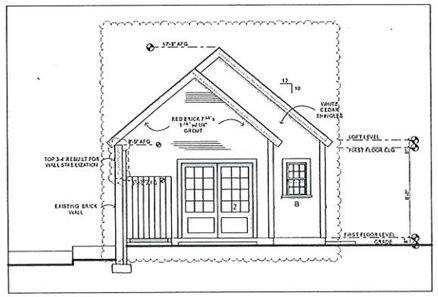


West Elevation- Existing

SCALE: 1/8" = 1'-0"



Existing Building



West Elevation- Proposed

SCALE: 1/4" = 1'-0"

ISSUES/REVISION	DATE
AS BUILTS	4/10/23
	7/19/23
HDC 1	10/2/23
	11/11/23
	8/19/24

Existing Shed & Wall
75 Main Street
Nantucket, Massachusetts
Map & Parcel 42.2.1-58

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Existing Shed & Wall

75 Main Street
Nantucket , Massachusetts

ZONING INFORMATION
MAP 42.3.1 PARCEL 56
ZONE: RCH

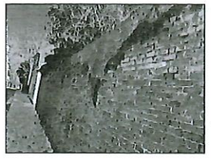
	EXISTING
MINIMUM LOT SIZE- 5000 S.F.	14,218 SF
MINIMUM FRONTAGE- 50 SF	SEE PLAN
FROUT YARD SETBACK- 0 FT	
REAR SETBACK- 5' FT	
SIDE SETBACK- 5' FT	
GROUND COVER RATIO- 50% OR 7109 SF	22.60 %

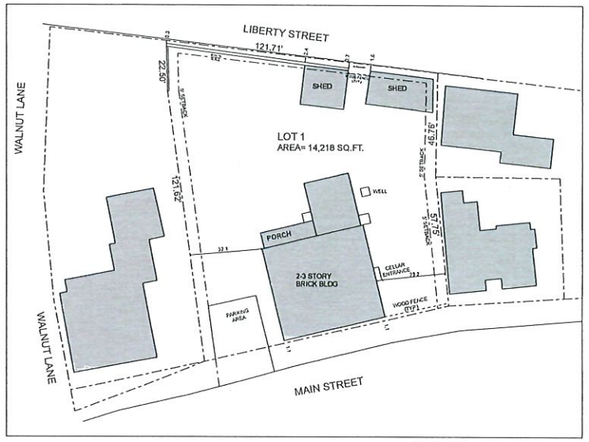
EXISTING HOUSE GROUND COVER- 2400 SF
EXISTING SHED FRAME G.C. - 369 SF
EXISTING WORKSHOP G.C.- 435 SF

EXISTING TOTAL GROUND COVER- 3215 SF







North Elevation- Proposed
SCALE: 1" = 20'


Existing Building


Existing Building


Existing Building


Existing Building


Existing Building


Existing Building

ISSUES/REVISION DATE	
AS BUILTS	4/10/23
	7/24/23
NOC 1	10/2/23
	12/11/23
	8/22/24

Existing Shed & Wall
75 Main Street
Nantucket, Massachusetts
Map & Parcel 42.3.1-56

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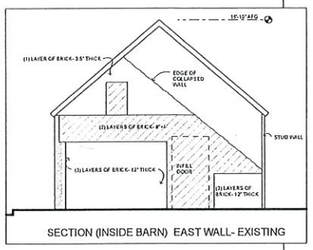
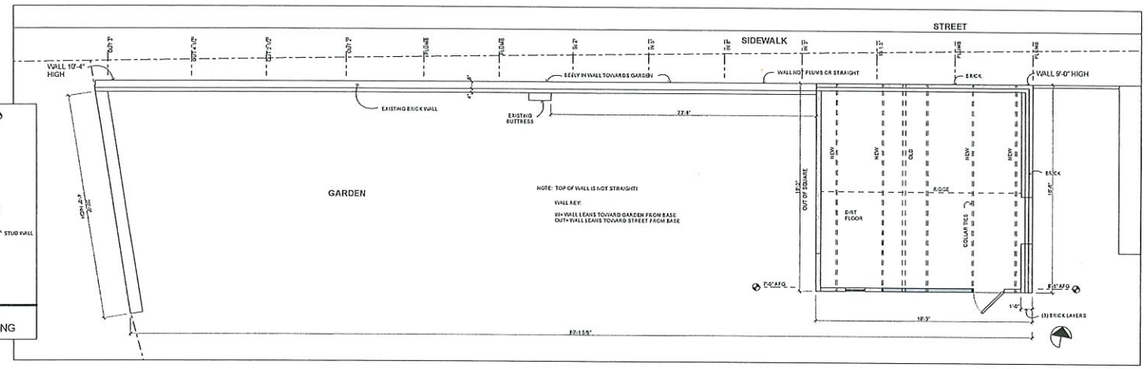
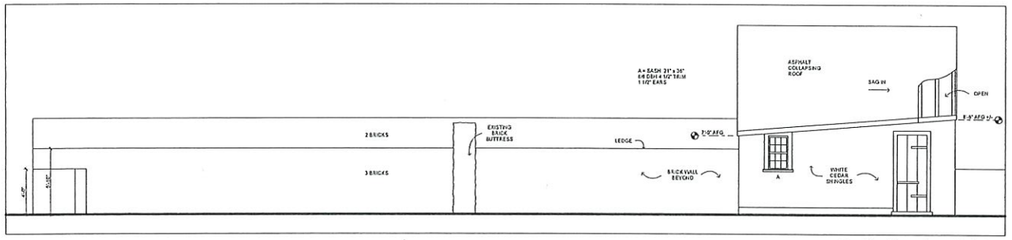


SECTION (INSIDE BARN) EAST WALL- EXISTING



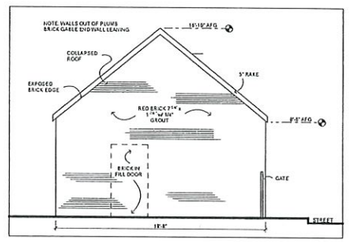
First Floor Plan- Existing

SCALE: 1/4" = 1'-0"



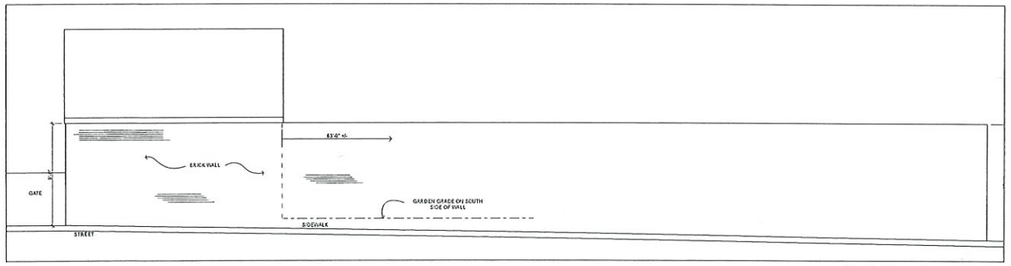
South Elevation- Existing

SCALE: 1/4" = 1'-0"



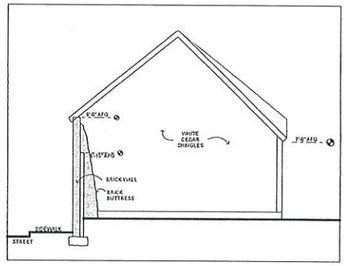
East Elevation- Existing

SCALE: 1/4" = 1'-0"



North Elevation- Existing

SCALE: 1/4" = 1'-0"



West Elevation- Existing

SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE

AS BUILTS	4/10/23
	7/24/23
HDC 1	10/22/23
	12/11/23
	8/10/24

Existing Shed & Wall
75 Main Street
Nantucket, Massachusetts
Map & Parcel 42.2.1-66

USE OF DRAWING

These drawings, in whole, property of Thornewill Design LLC and are not to be used in any form on any other project without the written permission of Thornewill Design LLC. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions.

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax 508 228 3165

Sheet No:

A1.0

From: Colin Evans Colin@ceprllc.com
Subject: Re: Question
Date: August 14, 2024 at 1:38 PM
To: Thornewill Design office@thornewilldesign.com

CE

7” - 7 1/2” by 1 3/4” - 1 7/8”








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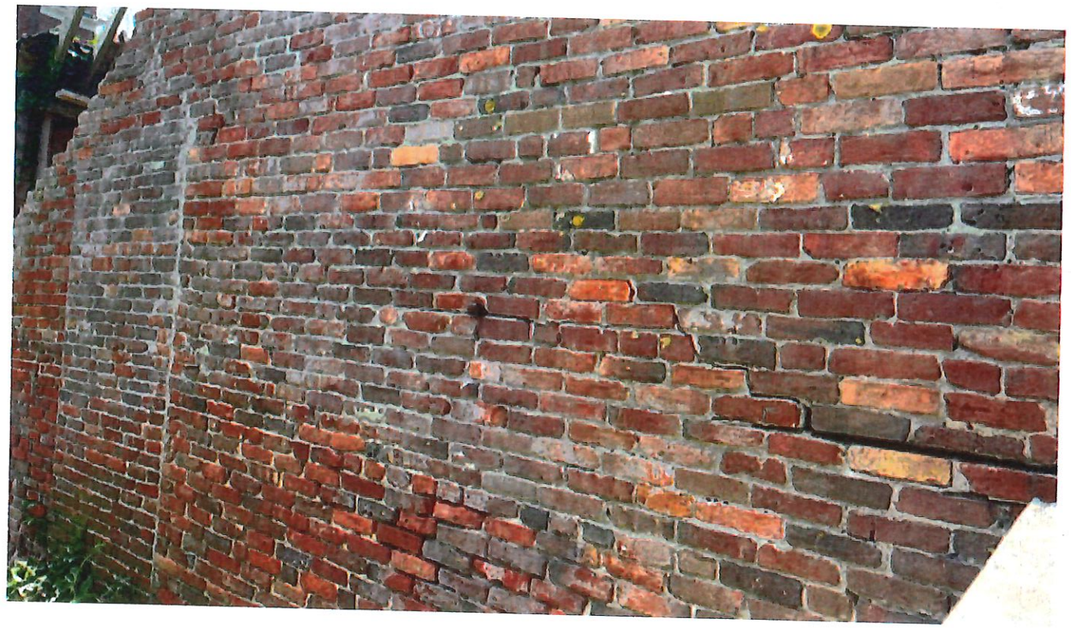
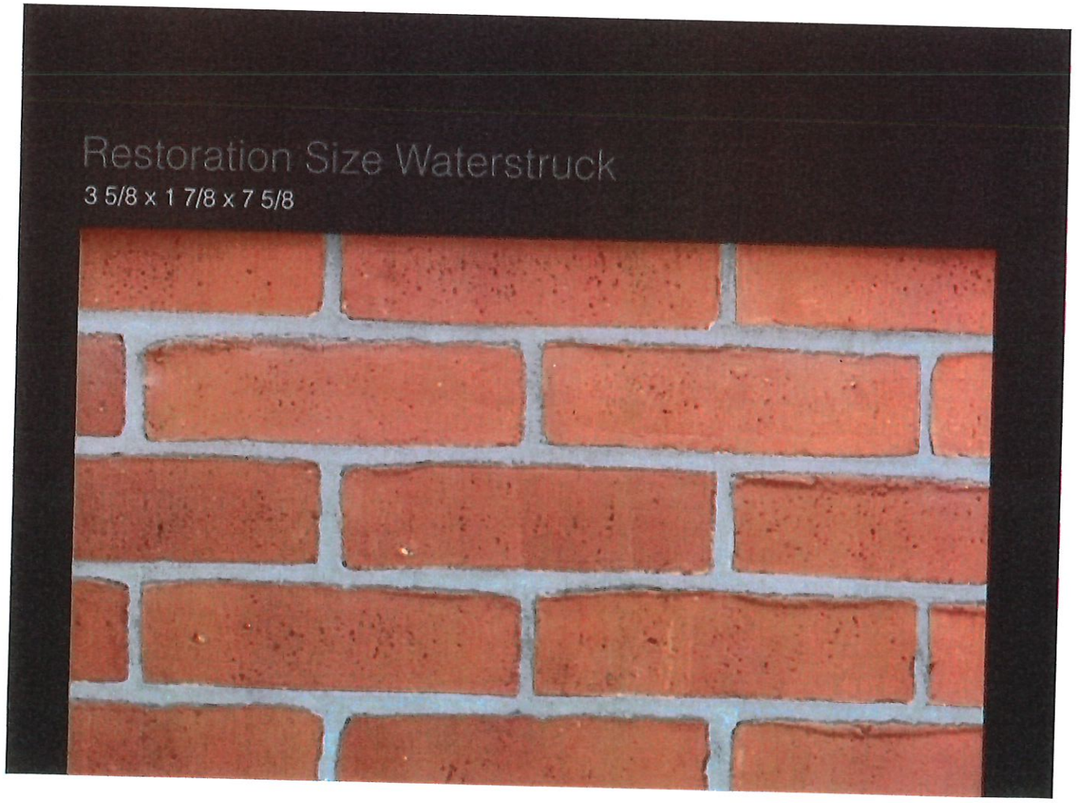
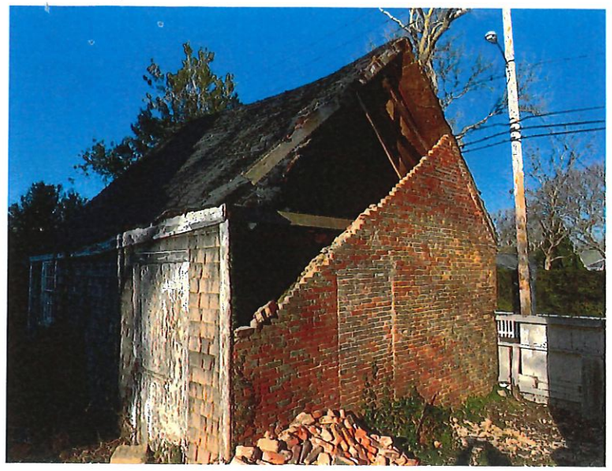


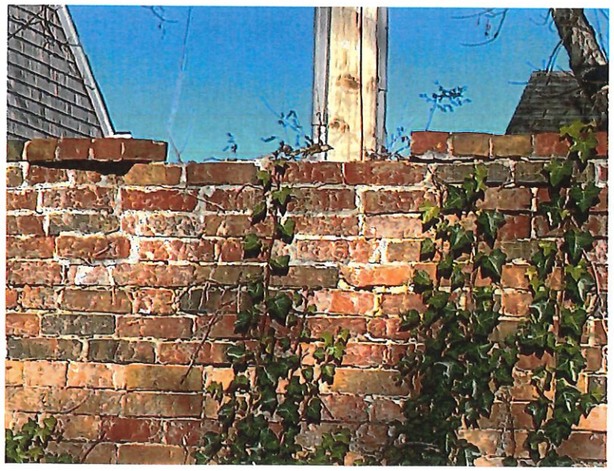
Varying sizes and colors



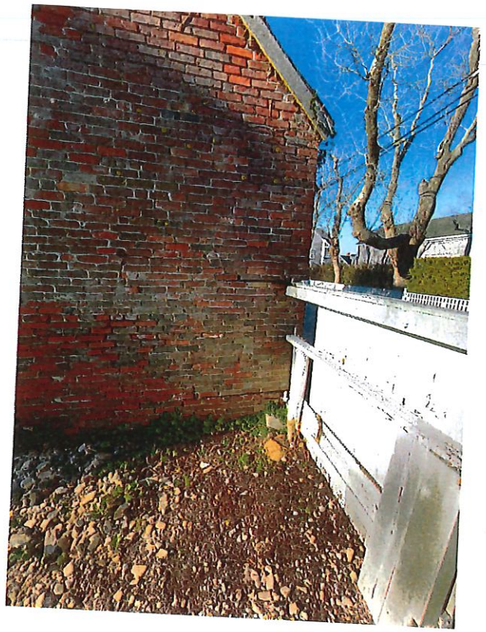




STORM/ WALL FAILURE

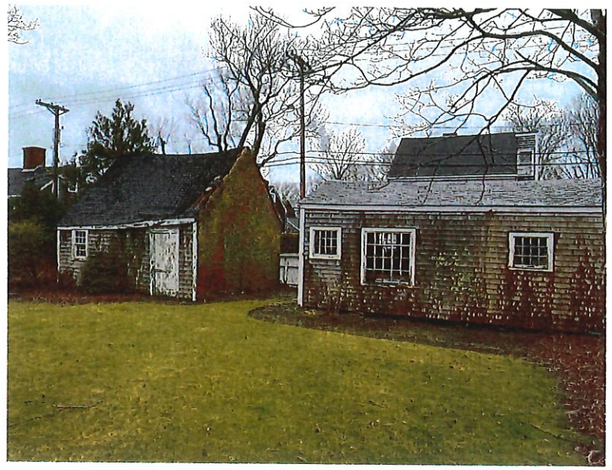




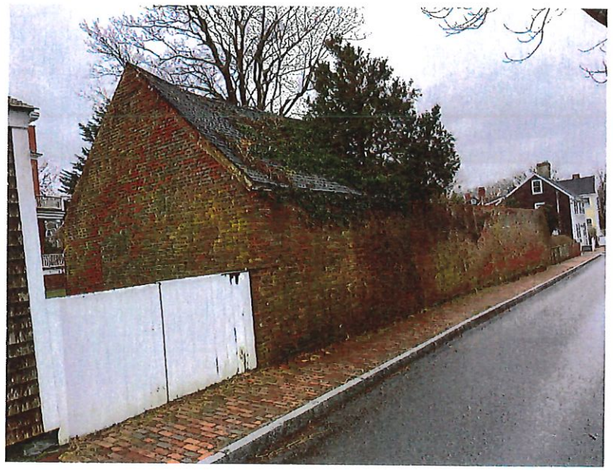




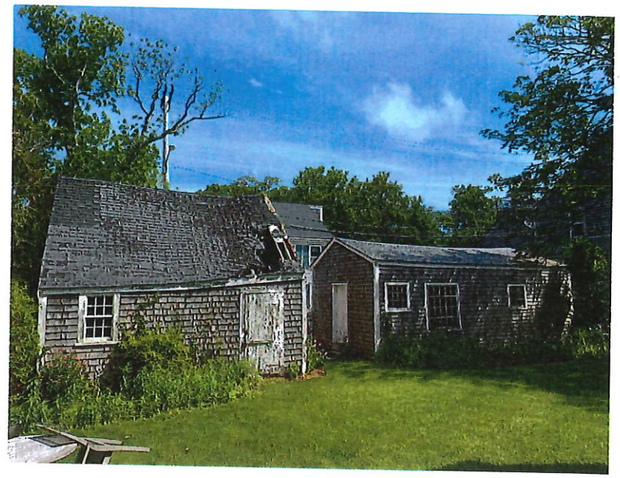


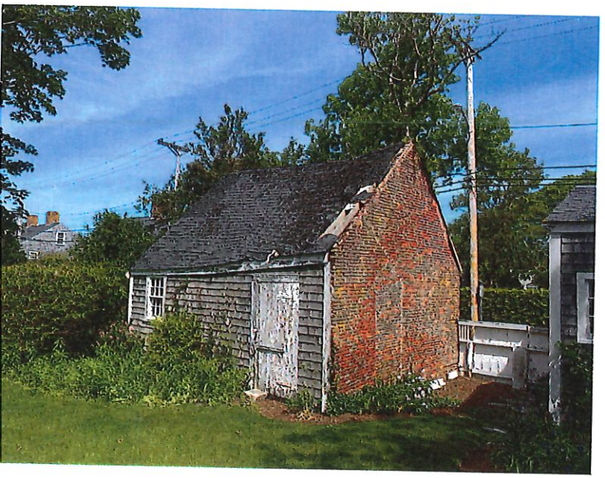


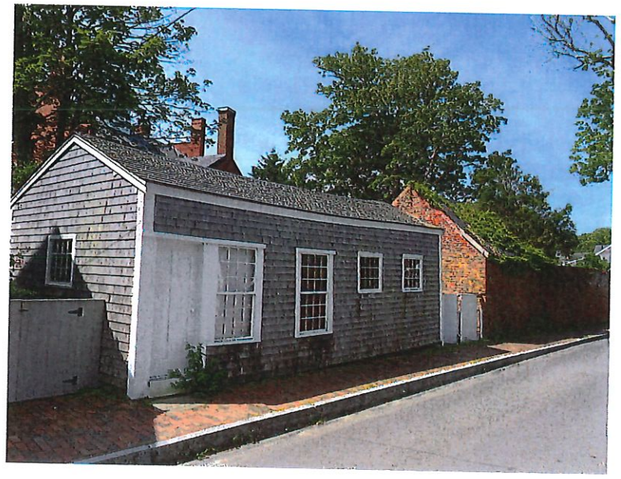
















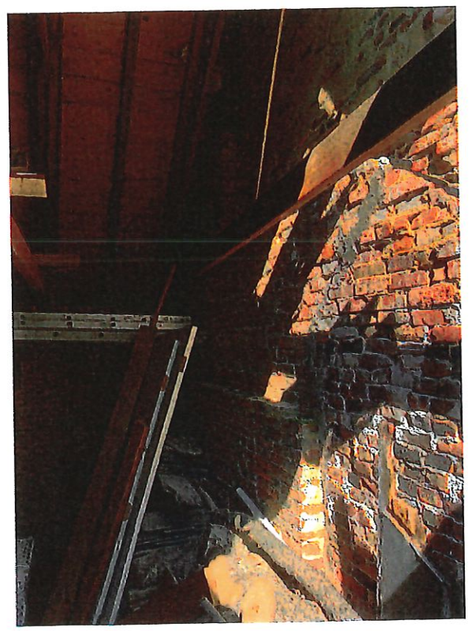


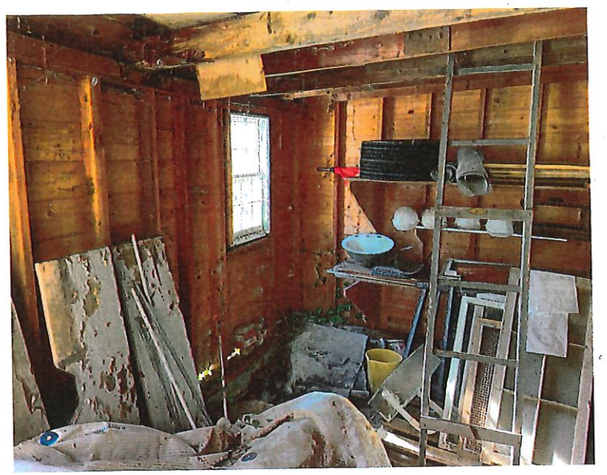


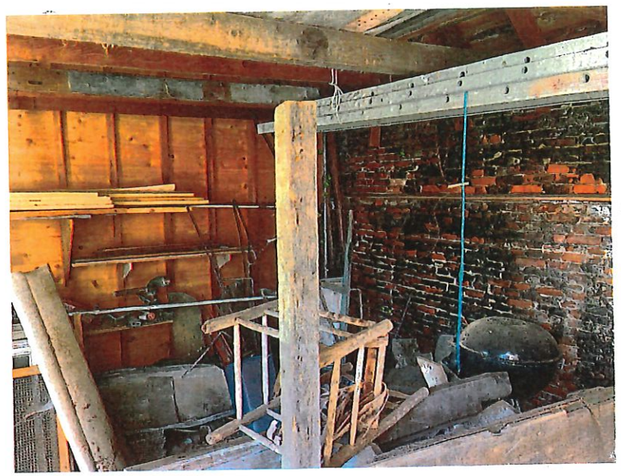






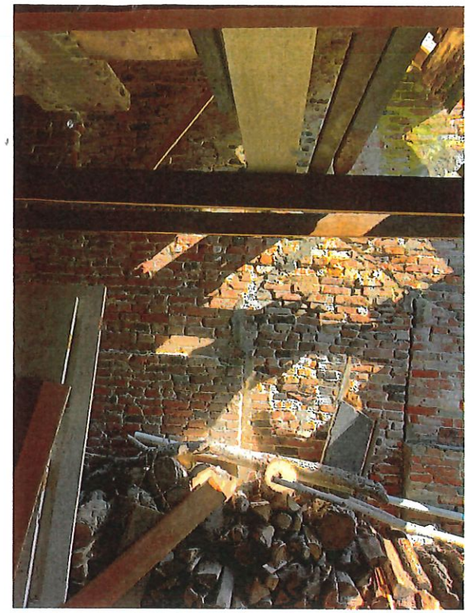


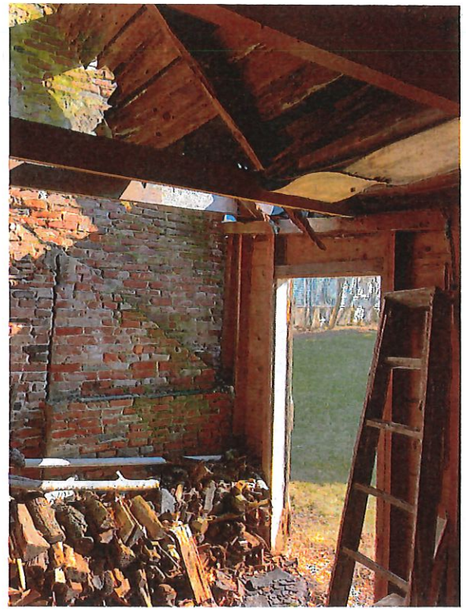


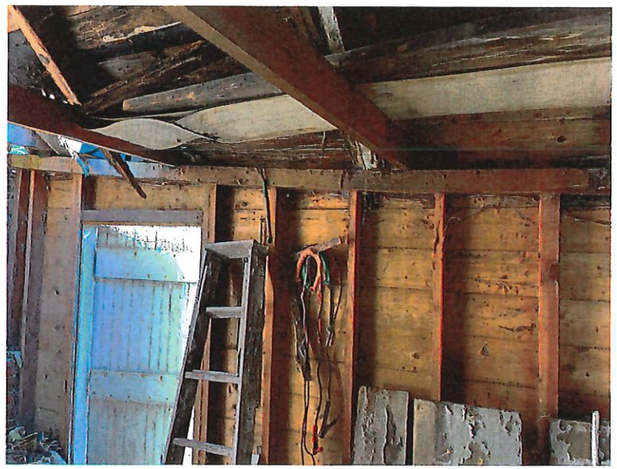














CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 299.3

Street & Number of Proposed Work: 15 Madaket Rd

Owner of record: Dan Driscoll

Mailing Address: 15 Madaket Rd

Nantucket, MA 02554

Contact Phone #: 508-228-8703 E-mail: dan@september.com

AGENT INFORMATION (if applicable)

Name: Ack Smart Energy

Mailing Address: 61 old South Rd #500

Nantucket, MA 02554

Contact Phone #: 508-332-7605 E-mail: ben@acksmart.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Install (34) all black PV modules to rooftop.

Size of Structure or Addition: Length: 67.34" Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

module Width: 44.5" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/16/24 Signature of owner of record _____ Signed under penalties of perjury

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road:
✓	Address & HDC Case Number (ie HDC2020-05-0265): 15 Madaket Road
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 6/10/24

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

1. Completed Application Form: Description of ALL work must be indicated on application form.
2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. Application Fee: See back of application for fee schedule or call the office.
4. Locus Map (4 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
5. Site Plan (4 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. Electronic submission: All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. As-Built Plans (1copy): of existing elevations
4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. (initial to indicate read and understand) I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.
8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ACK Smart

AS AGENT FOR Dan Driscoll

STREET ADDRESS 15 Madaket Road

MAP/PARCEL 41 / 299.3

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 6/10/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Timothy Cenedella 6/10/24

Signature Date

Sent via email to: hdcsubmissions@nantucket-ma.gov

PLUS, Land Use Specialist
The Historic District Commission (HDC)
2 Fairgrounds Rd
Nantucket, MA 02554

Dear PLUS and HDC Administrator,

I am the owner of the property located at 15 Madakat Road.

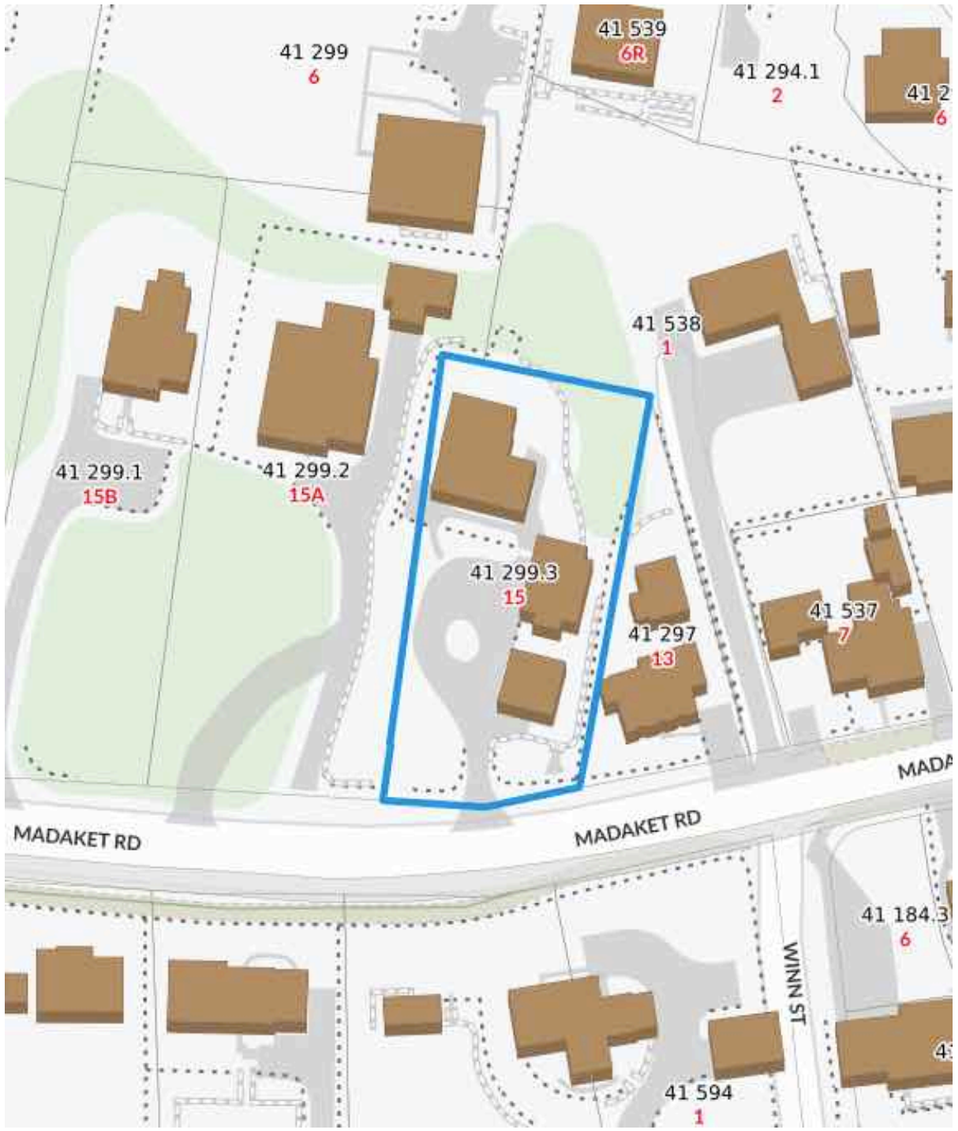
Please accept this letter as my written authorization for ACK Smart Energy to act as my limited agent for the purpose of signing, submitting the application, and taking other required actions before the HDC for the approval(s) required to install a solar array and perform related electrical work on the above referenced property. ACK Smart Energy are authorized to perform such work on my property as the HDC approves.

Sincerely,

Signature _____

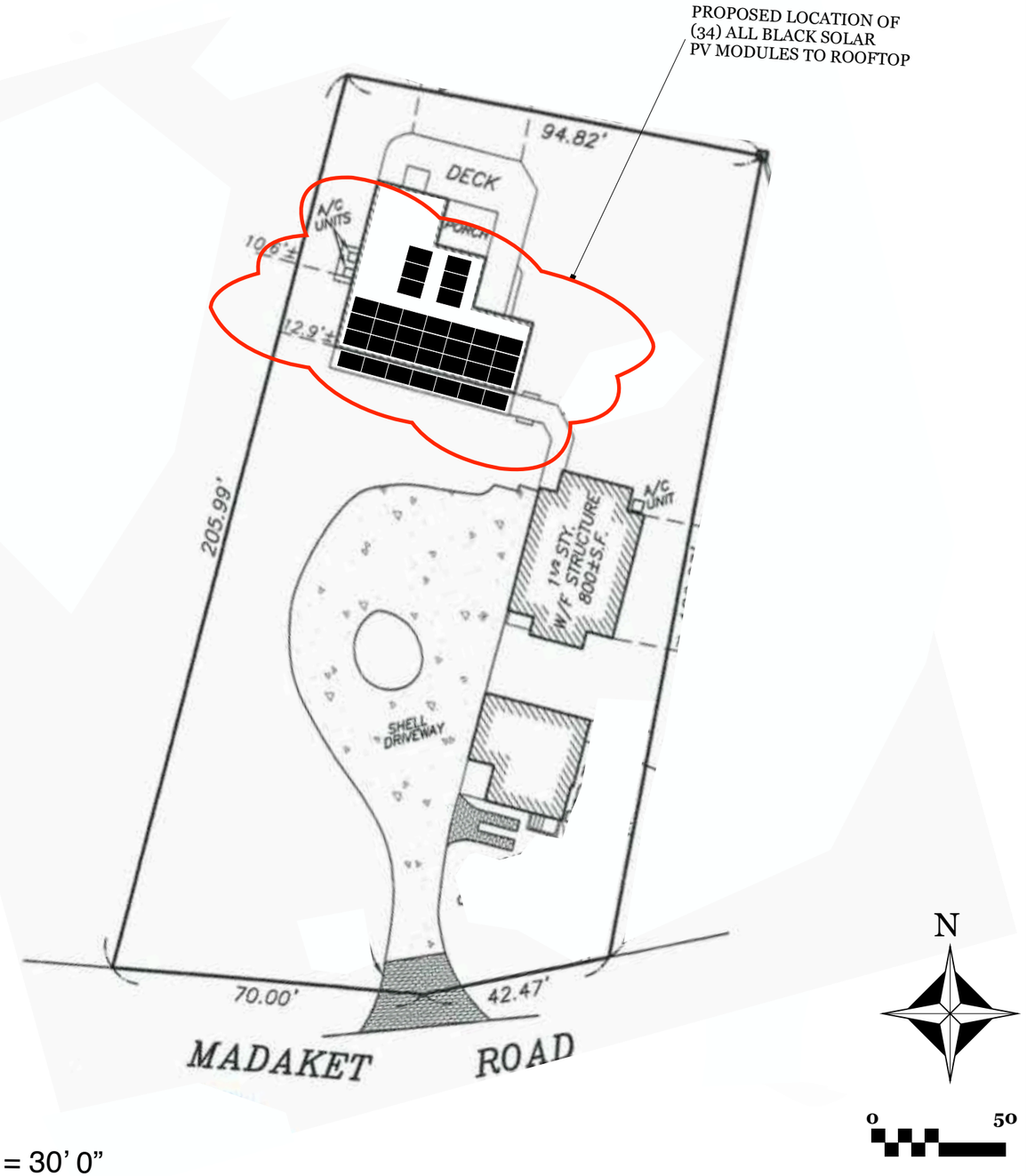
Name Daniel F Driscoll

Date 3/26/24



Locus Map
Scale: Not to scale

Zoning Class: R20
Front Setback: 30 ft
Side/Rear Setback: 10 ft/10 ft



Site Plan
Scale: 1" = 30’ 0”

ACK SMART
(508) 257-1786
www.ACKsmart.com

GIS & SITE PLAN

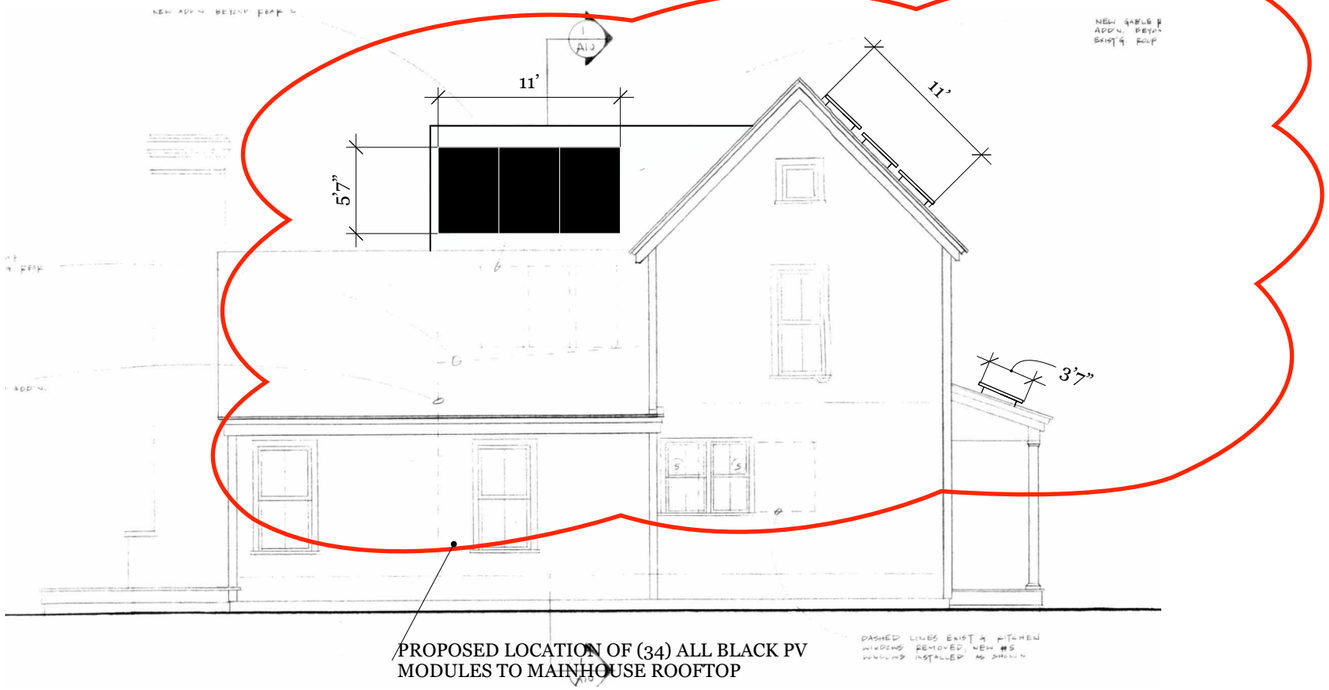
ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

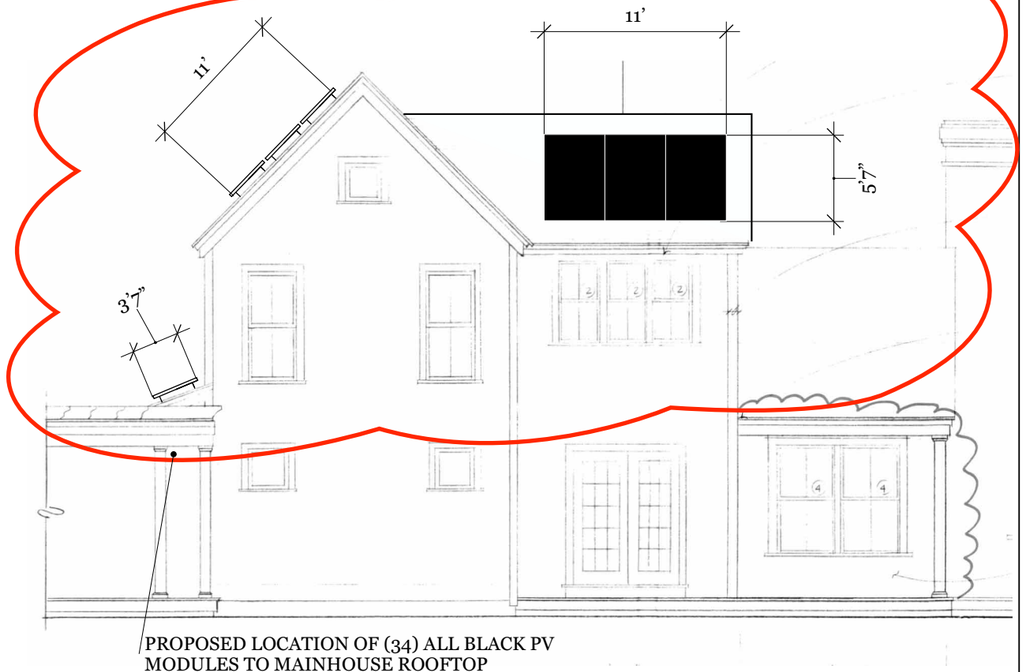
REVISIONS

	MM/DD/YY	REMARKS
1		Submitted for HDC & permitting review.
2		
3		
4		
5		

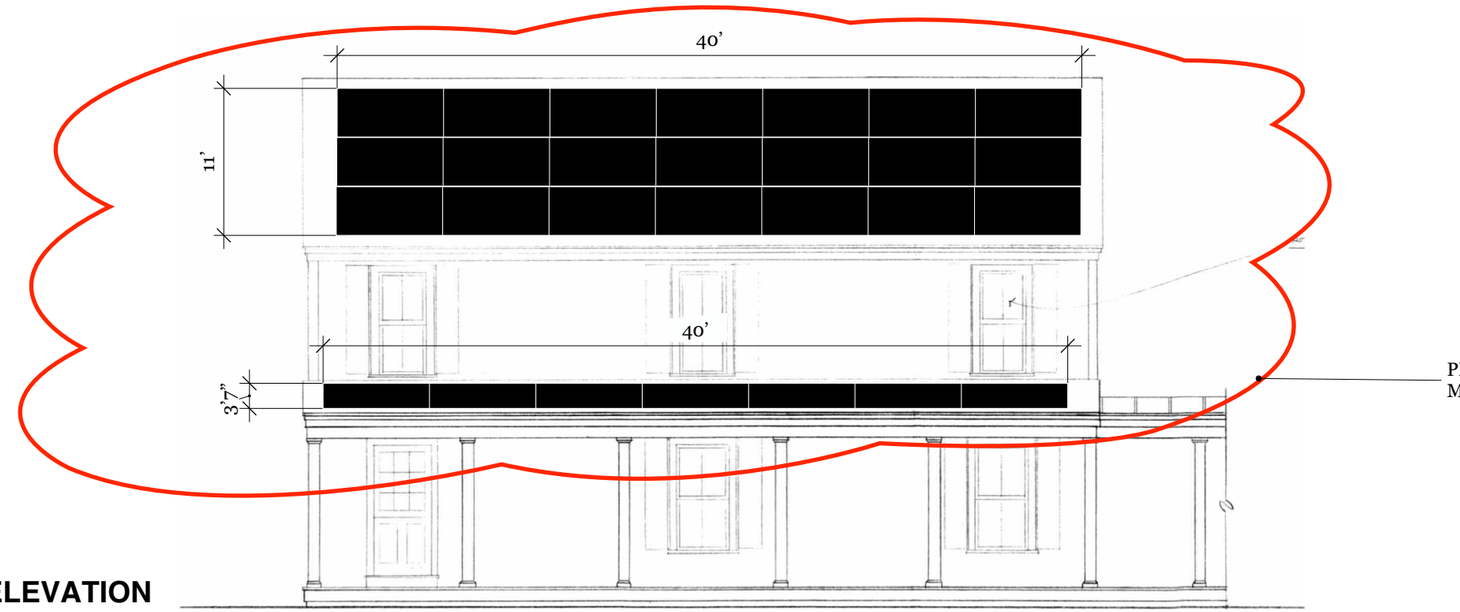
PV 01



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Scale: 1/8” = 1’ 0”

0 4’ 8’

ACK SMART
(508) 257-1786
www.ACKsmart.com

ELEVATIONS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

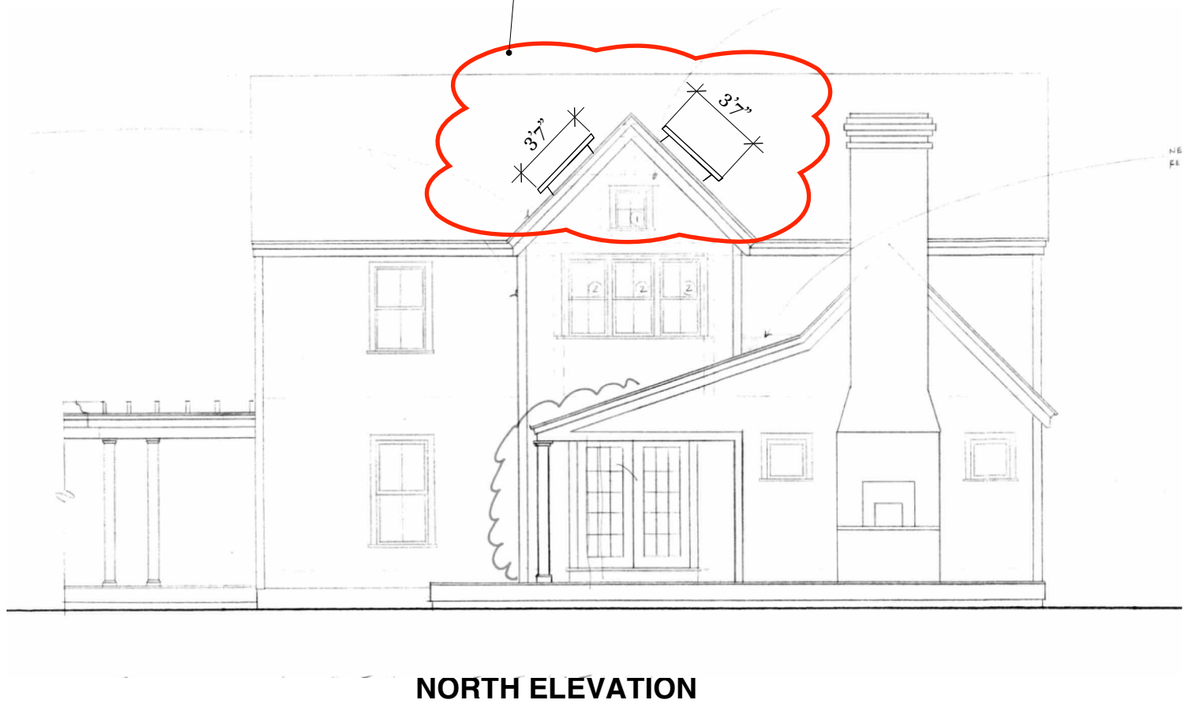
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS

1	6/5/23	Submitted for HDC & permitting review.
2		
3		
4		

PV 02

PROPOSED LOCATION OF (6 of 34) ALL BLACK PV MODULES TO MAINHOUSE ROOFTOP



NORTH ELEVATION

Scale: 1/8" = 1' 0"

0 4' 8'

ELEVATIONS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

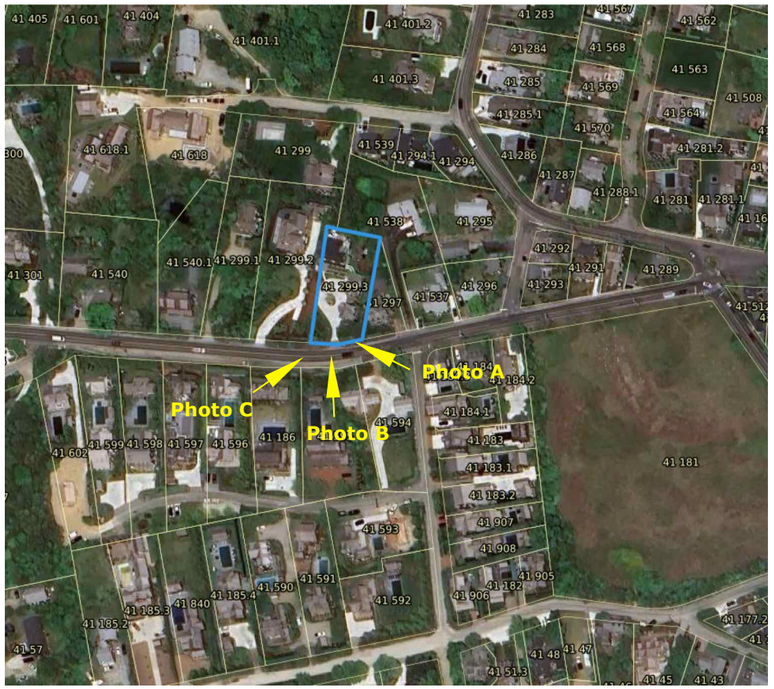
ACK SMART
(508) 257-1786
www.ACKsmart.com

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS

1	6/5/23	Submitted for HDC & permitting review.
2		
3		
4		

PV 03



PANELS WILL HAVE LIMITED VISIBLE FROM MAIN ROAD.



PHOTO A

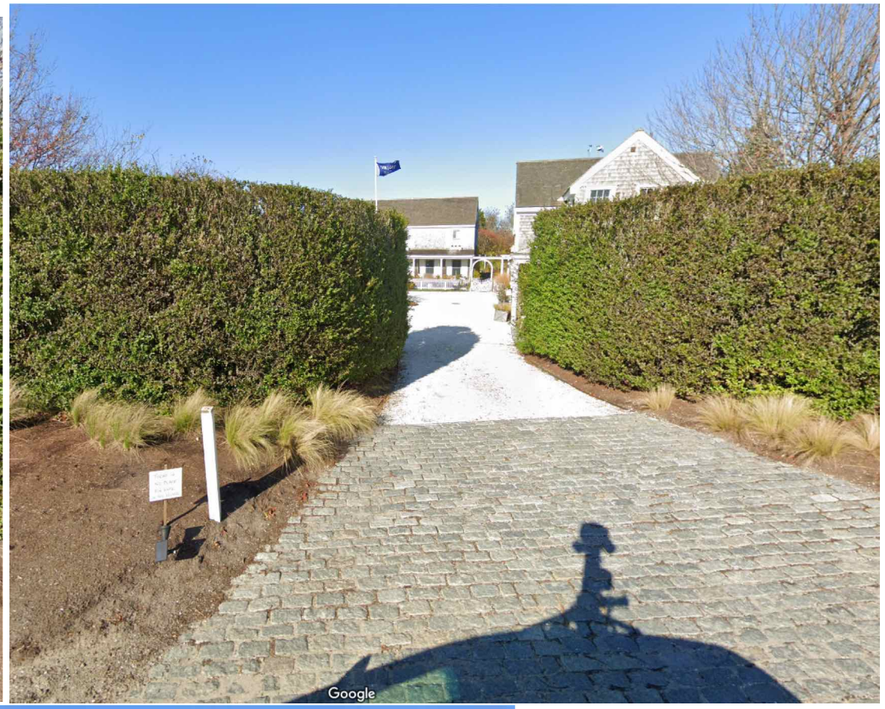


PHOTO B



PHOTO C

ACK SMART
(508) 257-1786
www.ACKsmart.com

PHOTOS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS

1	6/5/23	Submitted for HDC & permitting review.
2		
3		
4		

PV 04



PANELS WILL HAVE LIMITED VISIBLE FROM MAIN ROAD.

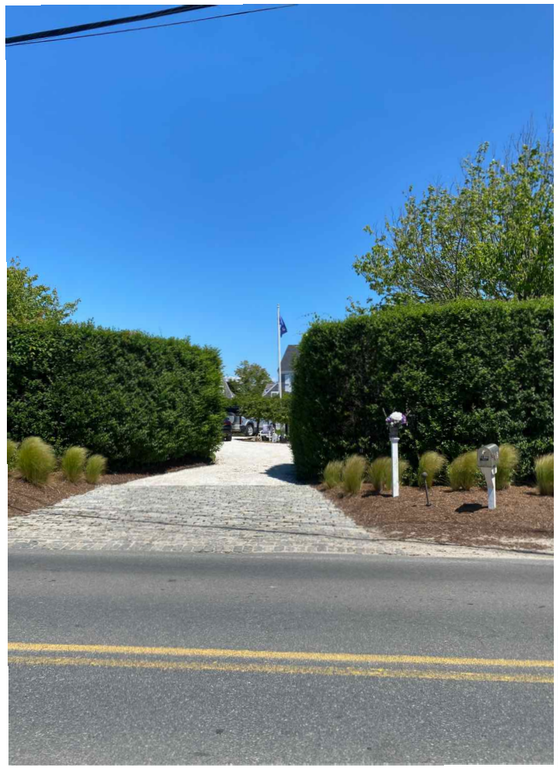


PHOTO A



PHOTO C

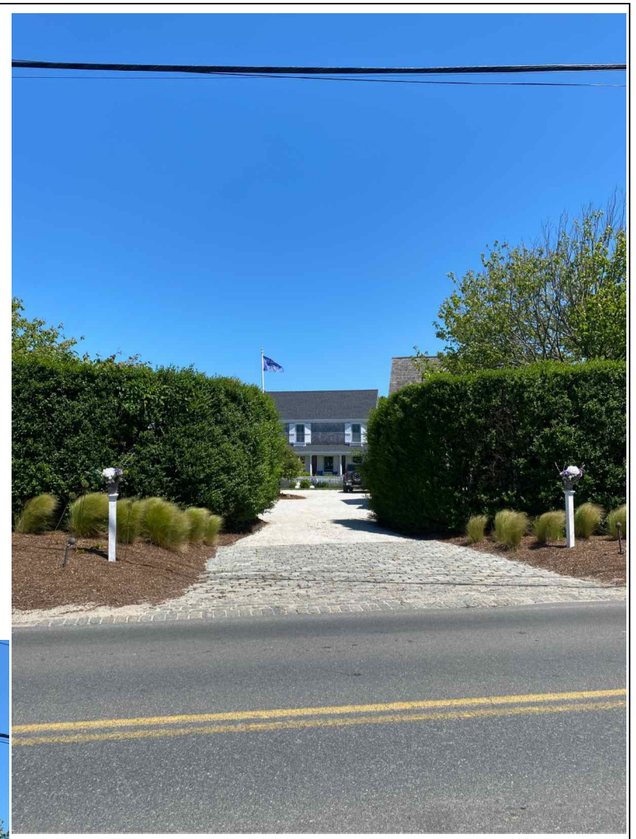


PHOTO B

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PHOTOS

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2		
3		
4		

PV 05

Q.TRON BLK M-G2+ SERIES

405 - 430 Wp | 108 Cells
22.0 % Maximum Module Efficiency

MODEL Q.TRON BLK M-G2+



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.0 %.

A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty[1].

Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology[2], Hot-Spot Protect.

Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (8100 Pa) and wind loads (3600 Pa).

Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.

The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

[1] See data sheet on rear for further information.
[2] APT test conditions according to IEC/TS 62804-1:2015, method A (−1500 V, 96 h)

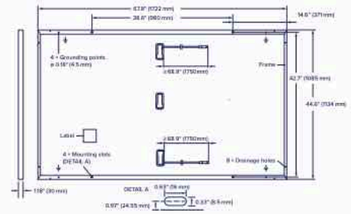
The ideal solution for:

Rooftop arrays on residential buildings

Q.TRON BLK M-G2+ SERIES

Mechanical Specification

Format	67.8 in × 44.6 in × 1.18 in (including frame) (1722 mm × 1134 mm × 30 mm)
Weight	46.7 lbs (21.2 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 18 monocrystalline Q.ANTUM NEO solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in× 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm² Solar cable; (+) ≥ 68.9 in (1750 mm), (−) ≥ 68.9 in (1750 mm)
Connector	Stäubli MC4; IP68

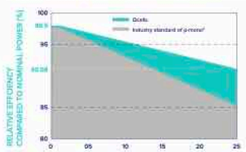


Electrical Characteristics

POWER CLASS			405	410	415	420	425	430
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC[1] (POWER TOLERANCE +5 W / −0 W)								
Minimum	Power at MPP[1]	P_{MPP} [W]	405	410	415	420	425	430
Minimum	Short Circuit Current[1]	I_{SC} [A]	13.33	13.41	13.49	13.58	13.66	13.74
Minimum	Open Circuit Voltage[1]	V_{OC} [V]	37.91	38.19	38.47	38.75	39.03	39.32
Minimum	Current at MPP	I_{MPP} [A]	12.69	12.76	12.83	12.91	12.98	13.05
Minimum	Voltage at MPP	V_{MPP} [V]	31.93	32.13	32.34	32.54	32.74	32.94
Minimum	Efficiency[1]	η [%]	≥20.7	≥21.0	≥21.3	≥21.5	≥21.8	≥22.0
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT[2]								
Minimum	Power at MPP	P_{MPP} [W]	306.1	309.9	313.7	317.5	321.2	325.0
Minimum	Short Circuit Current	I_{SC} [A]	10.74	10.81	10.87	10.94	11.00	11.07
Minimum	Open Circuit Voltage	V_{OC} [V]	35.96	36.23	36.50	36.77	37.04	37.31
Minimum	Current at MPP	I_{MPP} [A]	9.98	10.04	10.10	10.15	10.21	10.27
Minimum	Voltage at MPP	V_{MPP} [V]	30.66	30.87	31.07	31.26	31.46	31.65

[1] Measurement tolerances P_{MPP} ±3 %; I_{SC}; V_{OC} ±5 % at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • [2] 800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

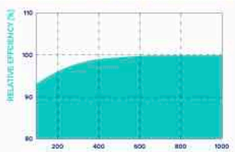


At least 98.5 % of nominal power during first year. Thereafter max. 0.33 % degradation per year. At least 95.53 % of nominal power up to 10 years. At least 90.58 % of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I_{SC}	α	[%/K]	+0.04	Temperature Coefficient of V_{OC}	β	[%/K]	−0.24
Temperature Coefficient of P_{MPP}	γ	[%/K]	−0.30	Nominal Module Operating Temperature	NMOT	[°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification		Class II
Maximum Series Fuse Rating		[A DC]	25	Fire Rating based on ANSI/UL 61730		C / TYPE 2
Max. Design Load, Push/Pull[3]		[lbs/ft²]	113 (5400 Pa)/50 (2400 Pa)	Permitted Module Temperature on Continuous Duty		−40 °F up to +185 °F (−40 °C up to +85 °C)
Max. Test Load, Push/Pull[3]		[lbs/ft²]	169 (8100 Pa)/75 (3600 Pa)			

[1] See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).

*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

Specifications subject to technical changes © Qcells Q.TRON_BLK_M-G2+_series_405-430_DA_2023-12_Rev02_NA

ACK SMART
(508) 257-1786
www.ACKsmart.com

PV MODULE SPECIFICATIONS

ROOFTOP SOLAR ARRAY
14.45kW DC, 10.00kW AC

Owner:	Dan Driscoll
Site Address:	15 Madaket Rd
City, State, Zip:	Nantucket, MA 02554
Map: 41	Parcel: 299.3

REVISIONS		
1	6/5/23	Submitted for HDC & permitting review.
2		
3		
4		

PV 06

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MIROSLAVA AHERN

AS AGENT FOR 39 MONOMOY ROAD LLC

STREET ADDRESS 39 MONOMOY ROAD

MAP/PARCEL 54 / 79 & 54 / (PORTION OF) 8

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/19/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

MIROSLAVA AHERN — Signature

09/19/2024 — Date

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 9/19/2024
	HDC Case Number (ie HDC2020-05-0265):
X	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
X	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: MIROSLAVA AHERN Date: 09/19/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 79

Street & Number of Proposed Work: 39 MONOMOY ROAD

Owner of record: 39 MONOMOY ROAD LLC

Mailing Address: 34 MAIN ST 3ND FLOOR, NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☒ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District LUG1) ☐ Roof ☒ Other 7'x11' SPA

Size of Structure or Addition: Length: 45' Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 700 SF ☐ 1st floor ☐ 2nd floor

POOL: Width: 15' Sq. footage 2nd floor: _____ DECKS Size: 1200 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEASTONE Walkways GRANITE PAVERS Walls PARGED CONCRETE

* Note: Complete door and window schedules are required. APRON: ANTIQUE GRANITE

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list. GATE: NTW

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record Miroslava Ahern Signed under penalties of perjury

HDC Minutes 05/14/2024

Start: 1:44

39 Monomoy Road (M39)

Board: Ray Pohl (Chair), VAL, ABBY, DIANE & STEPHEN

MIRKA: Board had a chance to see pool already – we resent the updated plans, not sure if they are available. Matching what WAPD proposed – the pool and spa didn't change. Updated plans for the main house. Pool is set 3' below the street – doing transitioning of front lot that is in front of shed, then we have an 18' transition from the deck into the main house with the spa integrated, and another 12' transition to the pool and pool cabana. Revised plans are opening the front landscape and I hear your concern re: the screening and bulkiness and love the idea of opening the front even more, especially around the parking and the front arrival. Would still like to keep some privacy aspect because of the pool and everything that is happening in the back. Everything is behind the building, below the street – it will be screened partially with the building and partially with the shed and supporting landscape. Will not be visible at the time of inspection. Grading is shown in detail and the cross-section that shows how we are working with the grading and trying to support the grading. Landscape has already been changed and just want to keep the privacy buffer from street and shed.

Holly: Thank you to Mirka for having more natural vegetation. Concerned re: vegetation along the road – this historic area has been open. Boston Ave. right out front has been open. Wonders how the vegetation will fit to provide buffer as proposed. Site Plan - showing how it has actually changed with the context of the existing structure and how it is going to be moved – would be helpful. Natural, natural, natural and not privet, privet everywhere. We want to see this structure, it's a historic structure and like how they are bringing it back to its natural light.

SANDY: No comment.

ABBY: Wants to make sure we can't see it [pool] from the street. To Holly's point, make it more naturalistic. Would like to see somehow if we can see the pool from the street.

Stephen: Concern with illustration shown earlier – obliteration of the transition space: public space, throght semi-private space, to private space of the house. House is on the corner, had that type of a transition. Appreciate the effort to make modification – introduction of Cypress in that area is inappropriate. Architectural element – and other plant materials – is a different feeling. Limiting or eliminating view of the front of the house is a matter of plant material becoming an architectural element.

VAL: No comment.

DIANE: Would like to see the planting along either side of the house – further Monomoy – looking back at the house – first part where the garage is – for more natural vegetation. That part of Monomoy was a little more relaxed and didn't have formal edges. Particularly where the swimming pool is, which is facing north, use to be a more wide-open field. Would like to see what can be don't so it's not so formal.

RAY: Consensus is to bring back less formal, less architectural landscape.

DIANE: Motion to hold for revisions.

CARRIED UNANIMOUSLY.

END: 1:53

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 6/27/24

Re: HDC COA Application for 39 Monomoy Road [54/79]
39 Monomoy Road, LLC

*Minutes from HDC Meeting 5/14/2024 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 5/14/24. The attached meeting minutes have been generated by this office, as they are not available at the time of this submittal. The changes to the enclosed plans are reflective of the motion made at the 5/14/24 meeting.

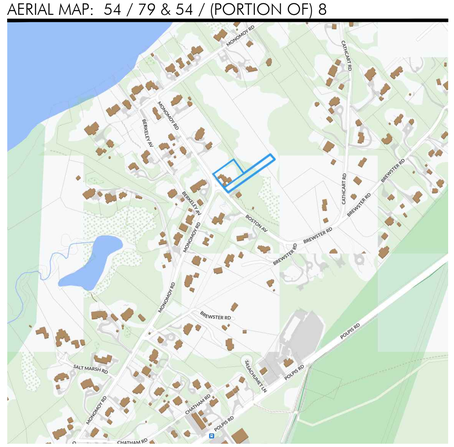
Thank you.

Miroslava Ahern, LLC

GIS MAP: 54 / 79 & 54 / (PORTION OF) 8



AERIAL MAP: 54 / 79 & 54 / (PORTION OF) 8



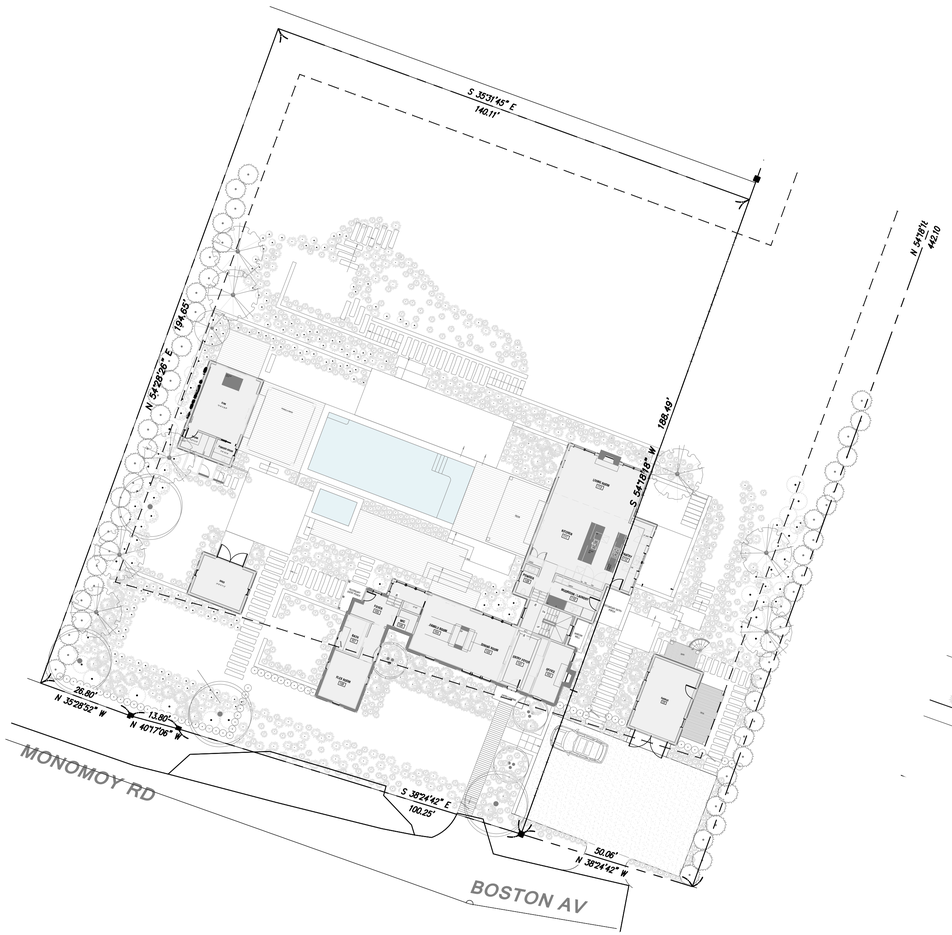
STREET VIEW 1



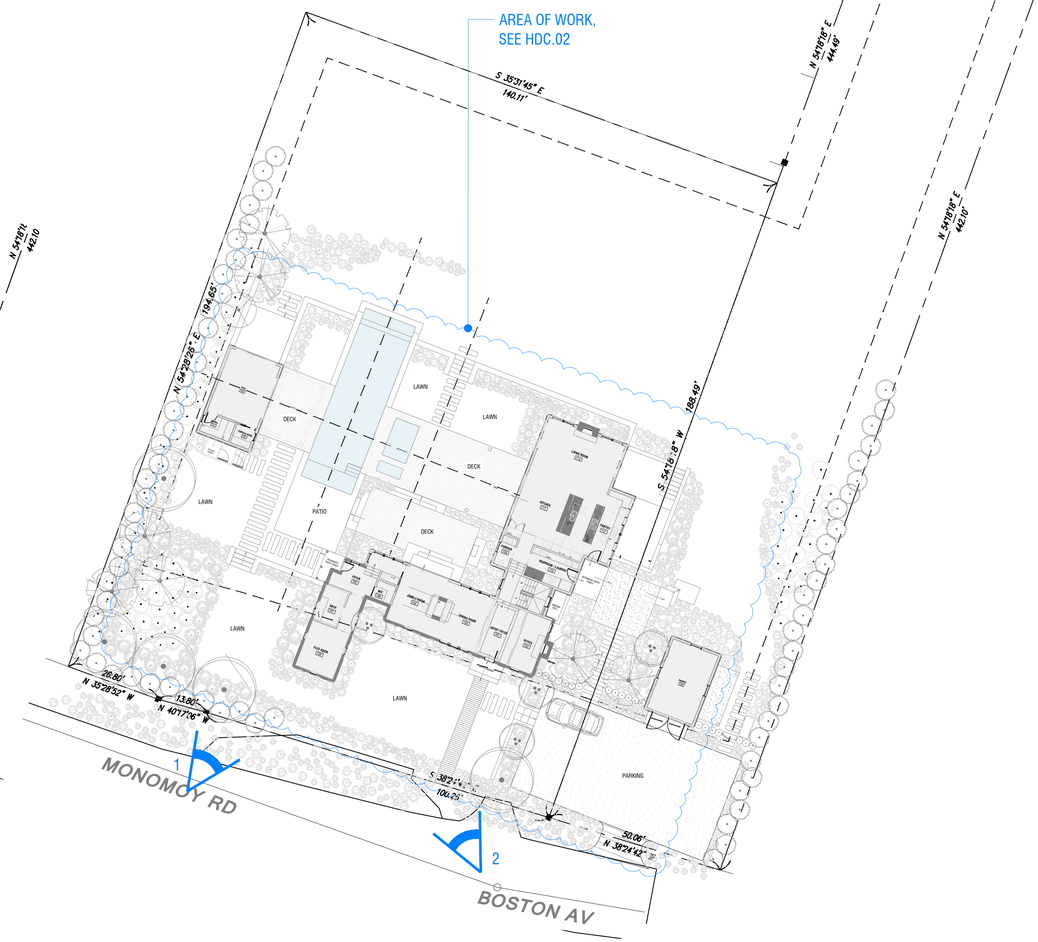
STREET VIEW 2



PREVIOUSLY SUBMITTED SITE PLAN (5/14/2024)



FULL SITE PLAN



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

M39

39 MONOMOY ROAD, NANTUCKET, MA

OWNER

39 MONOMOY ROAD LLC
34 Main St 2nd FL,
Nantucket, MA 02554

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

BRACKEN ENGINEERING, INC.
18 Old South Road Nantucket, MA, 02554
(508) 325 0044

OLD BUSINESS

HDC SUBMISSION
POOL & HARDSCAPE

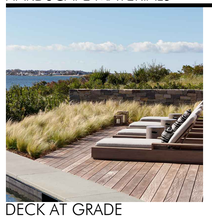
COVER

DRAWING INFO

DATE	SEPTEMBER 19, 2024
SCALE	1:20
DRAWN BY	JH

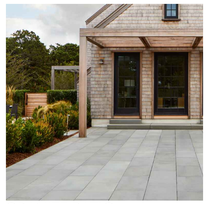
HDC.01

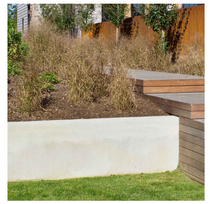
HARDSCAPE MATERIALS


DECK AT GRADE

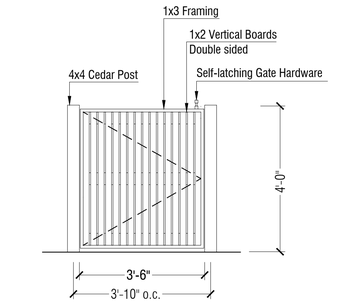

PEASTONE DRIVEWAY


ANTIQUE GRANITE PAVERS


GRANITE PATIO


PARGED WALLS

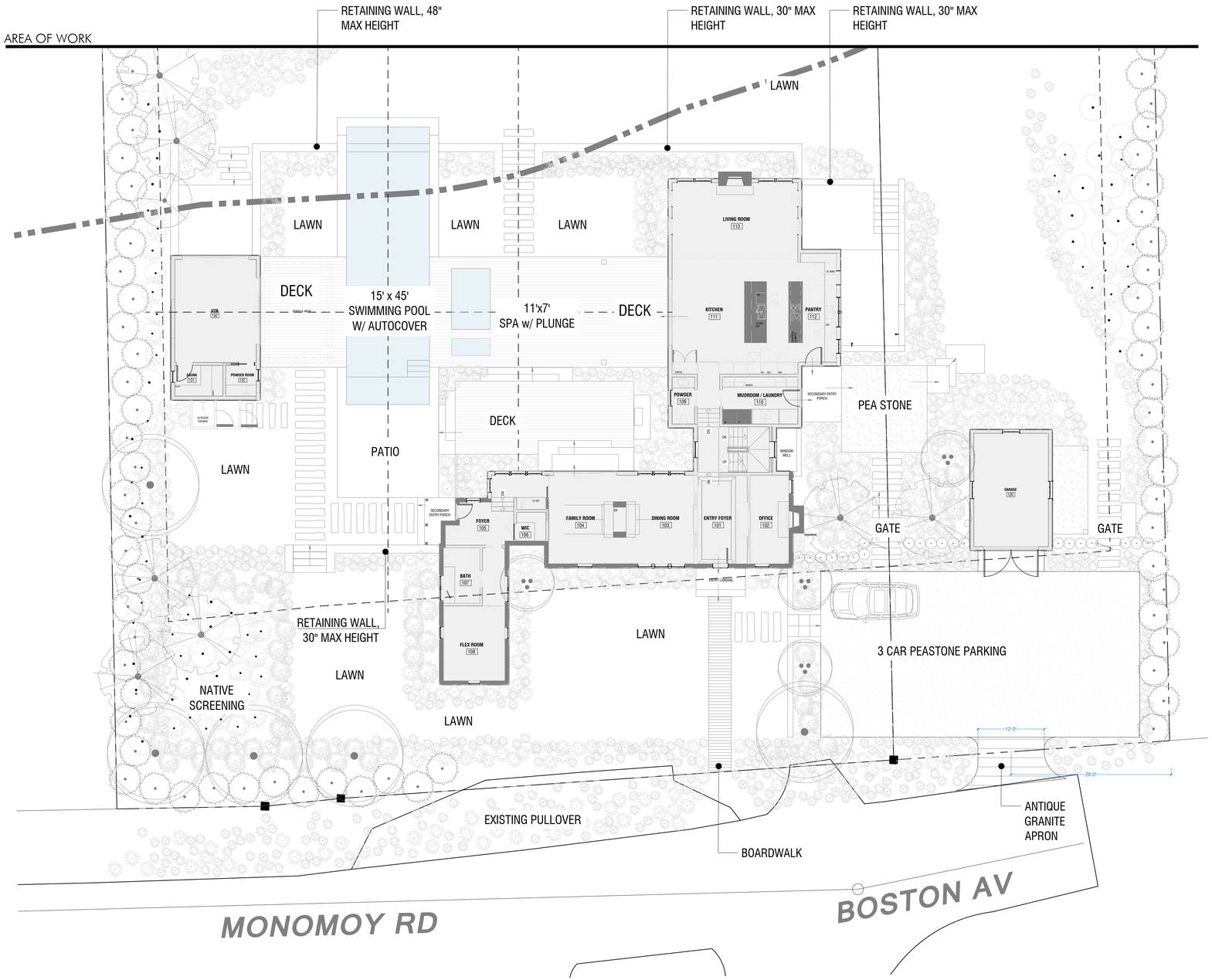
PROPOSED GATE (TYP.) ELEVATION



1 WOODEN GATE: ELEVATION

Scale:1/2" = 1'-0"

AREA OF WORK



MONOMOY RD ILLUSTRATIVE ELEVATION (NTS)



AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

M39

39 MONOMOY ROAD, NANTUCKET, MA

OWNER

39 MONOMOY ROAD LLC
34 Main St 2nd FL,
Nantucket, MA 02554

ARCHITECT

WORKSHOP / APD
39 West 38th Street, 7th FL, New York, NY 10018
T (212) 273-9712

SURVEYOR

BRACKEN ENGINEERING, INC.
18 Old South Road Nantucket, MA, 02554
(508) 325 0044

OLD BUSINESS

HDC SUBMISSION
POOL & HARDSCAPE
LAYOUT PLAN

DRAWING INFO

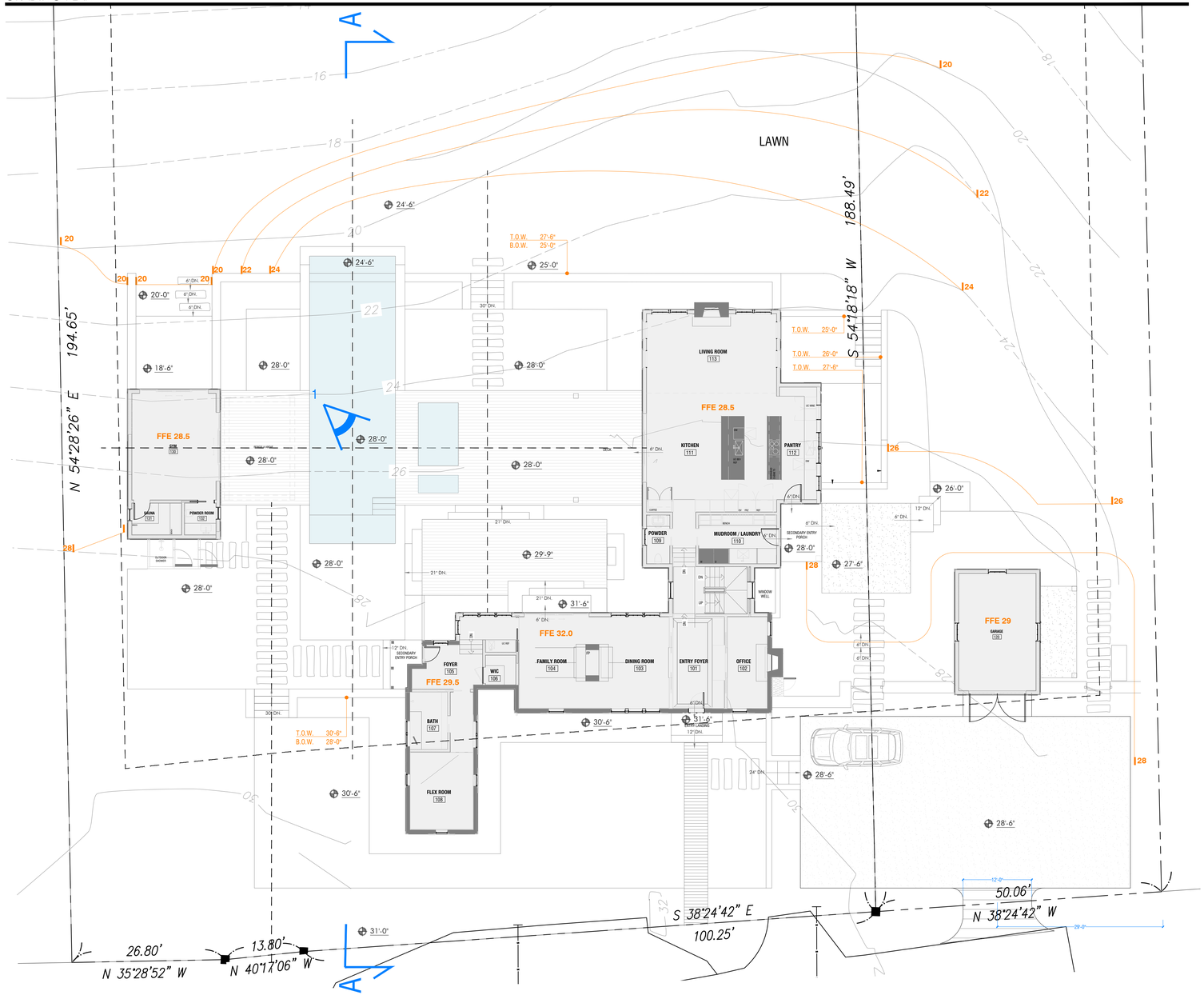
DATE	SEPTEMBER 19, 2024
SCALE	1:10
DRAWN BY	JH

HDC.02

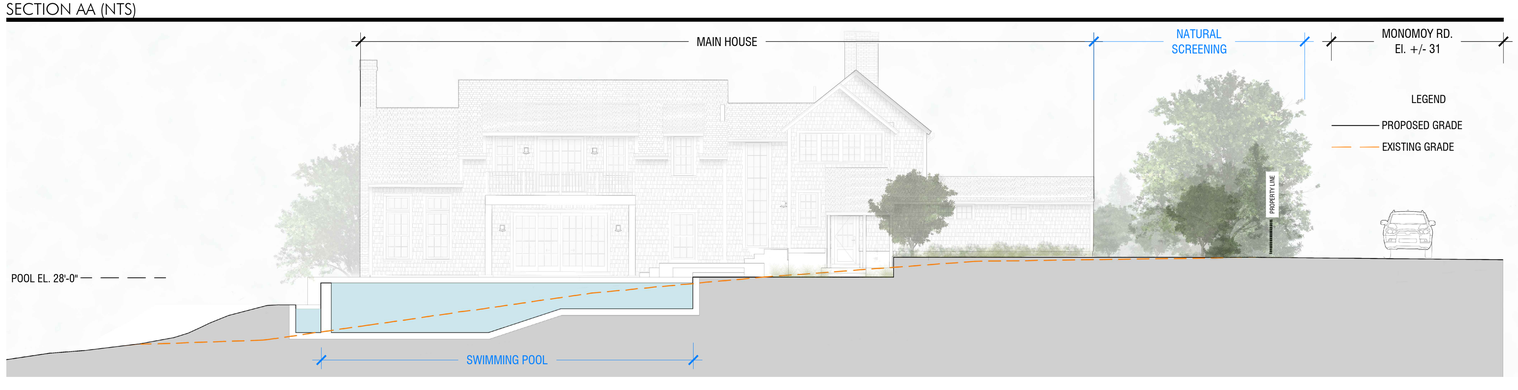
VIEW 1: EXISTING GRADE SLOPE



GRADING PLAN



SECTION AA (NTS)



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(508) 325 0044

OLD BUSINESS

HDC SUBMISSION
POOL & HARDSCAPE
GRADING PLAN

DRAWING INFO

DATE	SEPTEMBER 19, 2024
SCALE	1:10
DRAWN BY	JH

HDC.03

ADDRESS: 4 Mariner Way (HDC2023-12-9707)
DATE HEARD: 8/27/2024
SITTING BOARD: Pohl, Welch, Camp, Oliver & Thornewill

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 9/19/2024 (Supplement to 6/13/2024 & 8/22/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Paul V. Santo Date: 9/19/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday August 27, 2024

NSL File No. NS11450 – 4 Mariner Way

Doherty ACK LLC: 2, 4, 6 Mariner Way Pool Revisions

Voting for 4 Mariner Way: Pohl, Welch, Camp, Oliver, Thornewill

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner - Landscaping plan is appreciated, happy to see a variety of plantings. Encourages more bayberry if possible. Happy that Paul is using vegetation on the approved ConCom list. Would like to see more of an organic feel with the vegetation.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Same comments from 2 Mariner, plus he's not sure this won't be visible from Washington Street Extension
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

Oliver – Finds it hard to visualize what this looks like. Agrees with Holly and Micky's vegetation comments. Believes vegetation should be pushed closer to the pool and not have the vegetation lined up like solders. Wants to see the elevations before giving a final decision.

Welch – "I think this can be appropriately fenced". Would like to see the rear yard fence vegetated at minimum per the HDC guidelines, which is vining material every alternating 8th panel. The pool could possibly be approved with a fence plus vegetation.

Thornewill – Agrees that a fence could be utilized and agrees that the pool will probably be visible from Washington Street Extension. States that naturalized clusters of plantings will be very important. "It's very important to screen it naturally".

Camp – Believes this pool is more egregious than 2 Mariner Way. "Reads as a development rather than just another historic building". Believes fencing and screening are just artificial and don't read as something that would be seen in an organic landscape. The development seems out of place.

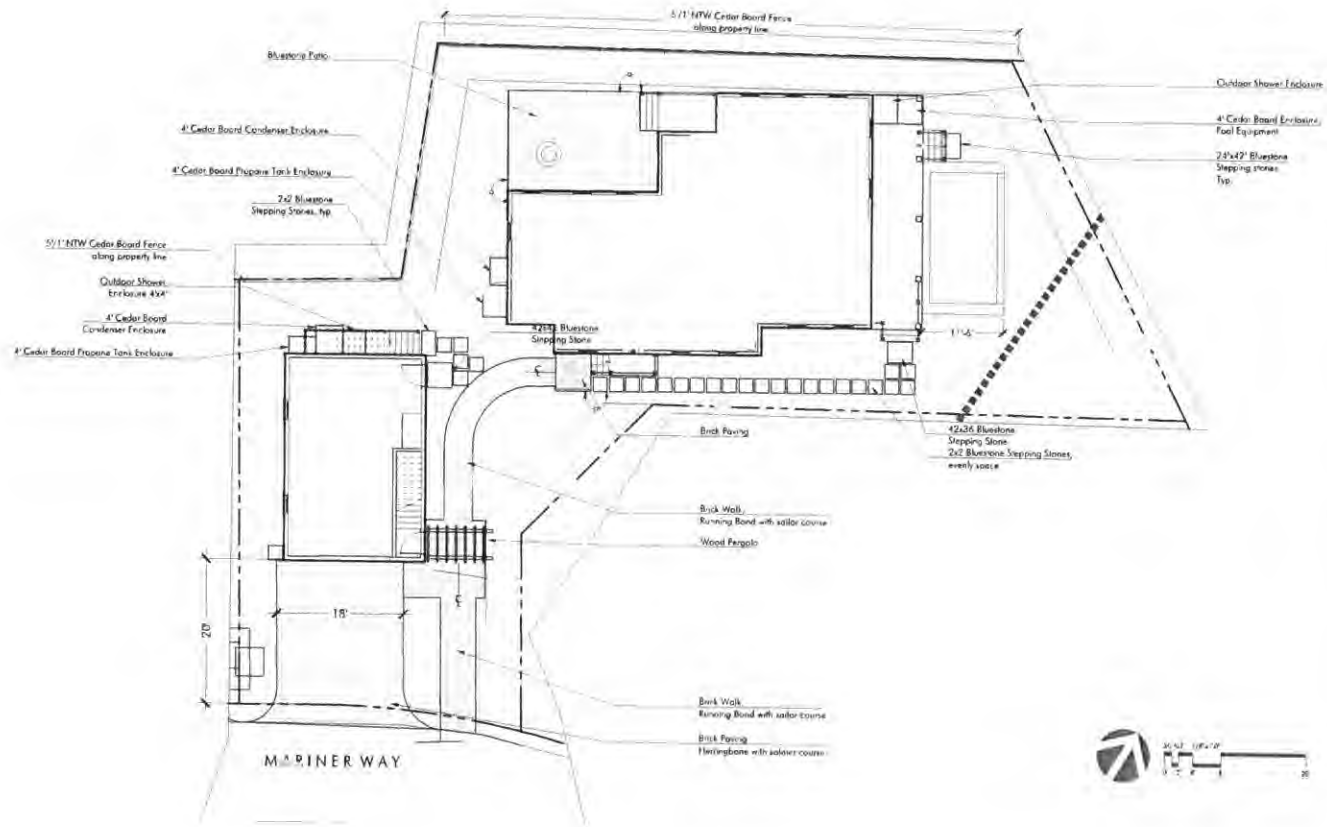
Pohl – Believes that the abutting wetland has vegetation that is high and can't be touched. If there was any visibility from Mariner Way, there is another building between the pool and Mariner Way.

Paul - Requests to continue 4 Mariner

Welch – Believes that this is worth hearing. Would like to see the full packet due to questions in memberships mind as to what specifically is proposed with respect to the architectural elements. Believes its worth Paul having the opportunity to consider the Commissions comments and modifying the screening. Motions to hold for revisions, all in favor.

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC





LAYOUT LEGEND:

℄	CENTERLINE
	NEW
P.O.B.	POINT OF BEGINNING
8'-4"	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

LAYOUT AND MATERIALS NOTES:

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane. Flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or its representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by the project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb, to edge of pavement, to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane. Flush condition between all changes in pave/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planting areas. See specifications.

VERDANT
LANDSCAPE ARCHITECTURE
617.736.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS	
DATE	DESCRIPTION
07/01/24	CONSTRAINTS SD
08/09/24	Terms Revisions
08/19/24	HDC SUPM Revisions
08/30/24	HDC SUPM Revisions 2

DRAWING INFORMATION

DATE: 7/1/24
SCALE: AS NOTED

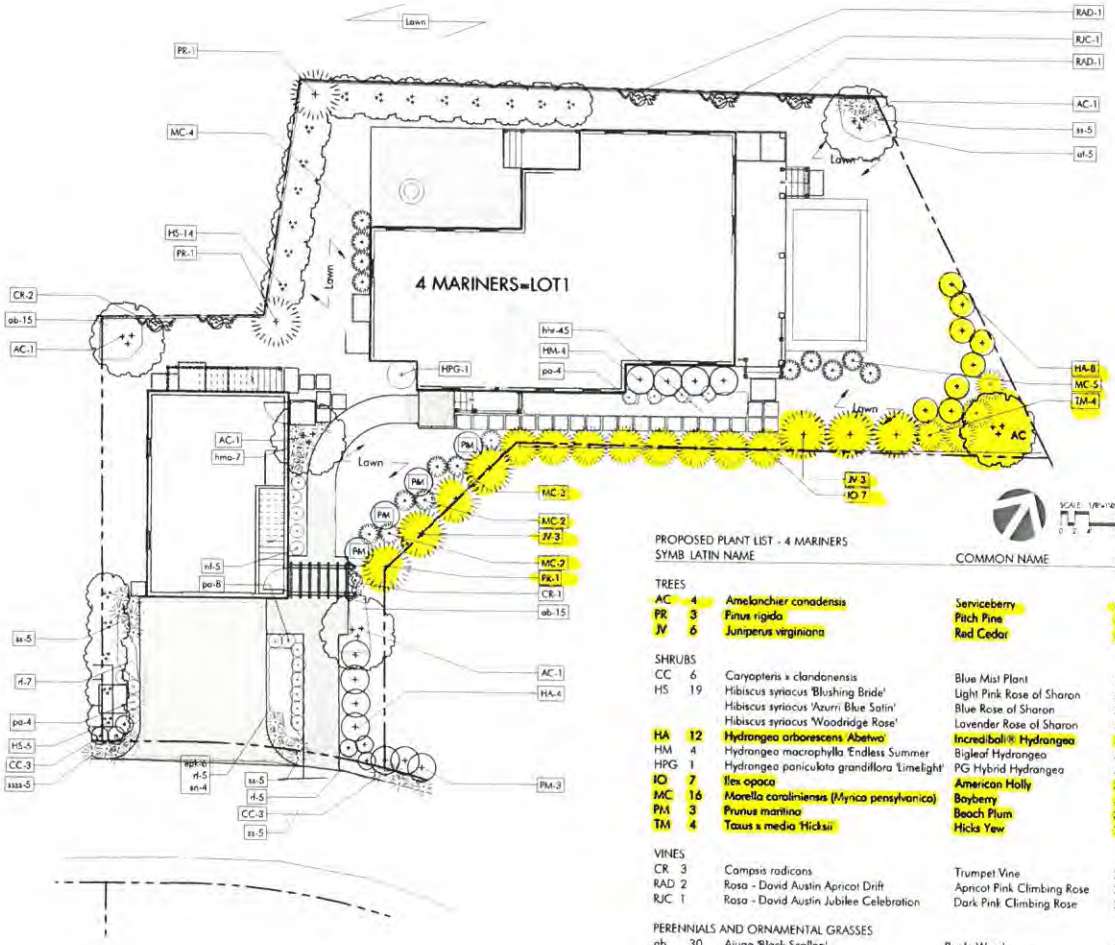
PROJECT NUMBER
DRAWN BY: JW
CHECKED BY: SH

DRAWING TITLE
4 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER
L1.2

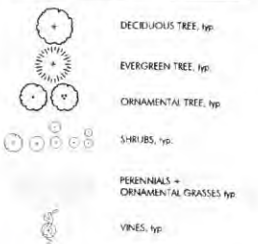
© Verdant Landscape Architecture

\\server\Projects\mariners site\CAD\MAIN_4_MAT.dwg





LEGEND: SEE PLANT SCHEDULE



PROPOSED PLANT LIST - 4 MARINERS

SYMB		LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
TREES					
AC	4	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
PR	3	Pinus rigida	Pitch Pine	8'-10' ht.	b&b
JV	6	Juniperus virginiana	Red Cedar	6'-7' ht.	
SHRUBS					
CC	6	Caryopteris x clandonensis	Blue Mist Plant	3 gal.	
HS	19	Hibiscus syriacus 'Blushing Bride'	Light Pink Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Azurri Blue Satin'	Blue Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Woodridge Rose'	Lavender Rose of Sharon	5'-6' ht.	b&b
HA	12	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM	4	Hydrangea macrophylla 'Endless Summer	Bigleaf Hydrangea	3 gal.	pots
HPG	1	Hydrangea paniculata grandiflora 'Limelight'	PG Hybrid Hydrangea	5 gal.	pots
IO	7	Ilex opaca	American Holly	30'-36' ht.	
MC	16	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c.
PM	3	Prunus maritima	Beach Plum	36"	
TM	4	Taxus x media 'Hicksii	Hicks Yew	24"-30"	pots
VINES					
CR	3	Campsis radicans	Trumpet Vine	2 gal.	pots
RAD	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal.	pots
RJC	1	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES					
ab	30	Ajuga 'Black Scallop'	Bugle Weed	1 qt.	
at	5	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr	45	Hemmerocallis x 'Happy Returns'	Yellow everblooming day lily	2 gal.	
hma	7	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal	
nf	5	Nepeta fassenii 'Blue Wonder	Persian Catmint	1 gal.	
pa	16	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf	27	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
sn	4	Salvia nemarosa 'Caradonna'	Sage	2 gal.	
ss	20	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss	5	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
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9. All lines are parallel or prependicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb, to edge of pavement, to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

VERDANT
LANDSCAPE ARCHITECTURE
617.736.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
07/17/24	CONFORMATION
08/09/24	Permit Revisions
08/19/24	ROC Buffer Revisions
09/30/24	ROC II Revisions 2

DRAWING INFORMATION
DATE: 7/17/24
SCALE: AS NOTED

PROJECT MANAGER:
DRAWN BY: EH
CHECKED BY: EH

DRAWING TITLE
4 MARINER
PLANTING PLAN

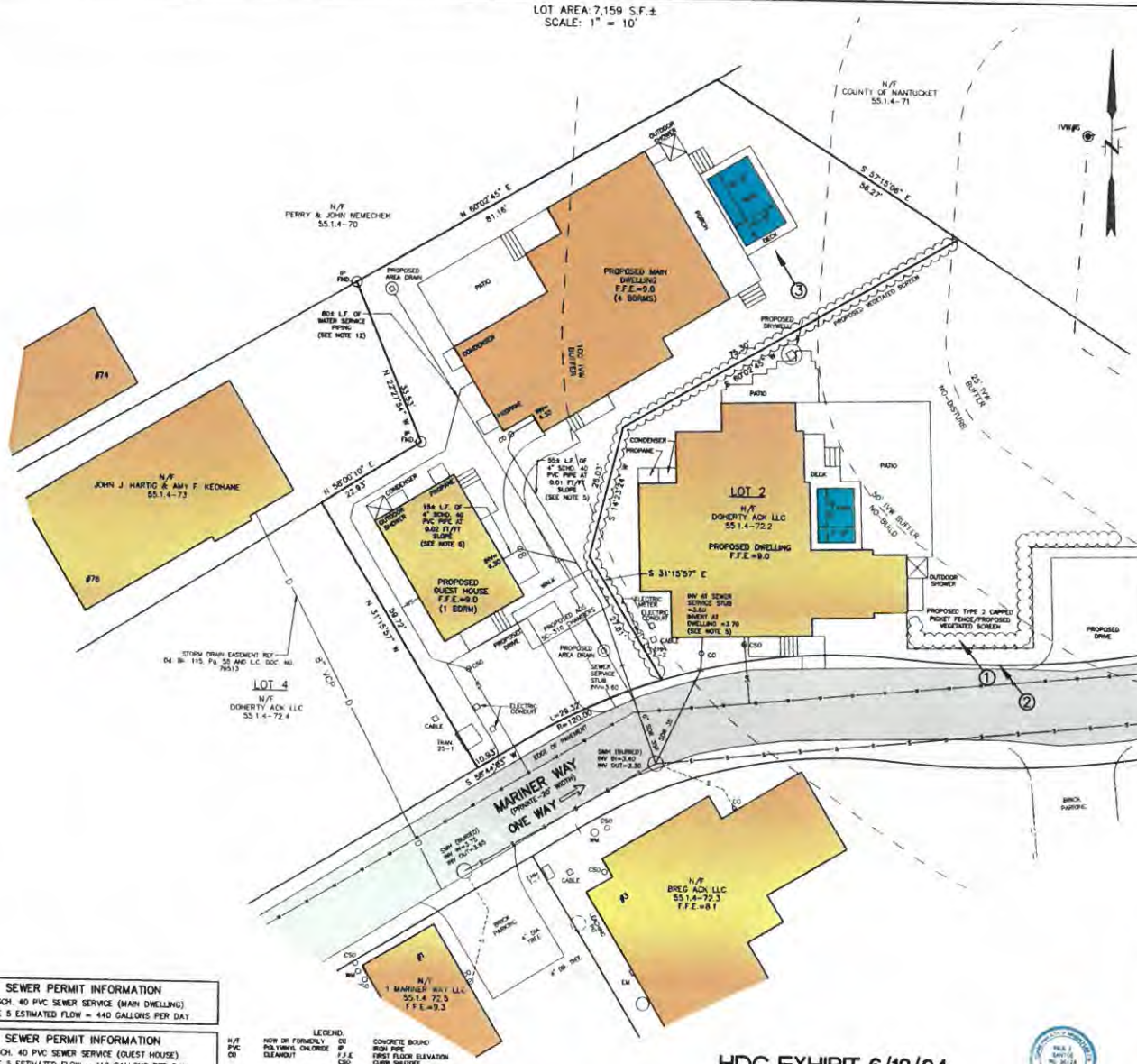
DRAWING NUMBER
L2.2

© Verdant Landscape Architecture

\\server\Projects\mariners lots\CAD\MARI_4_PL.dwg

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



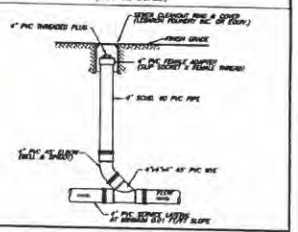
LOCUS MAP

SCALE: 1" = 150'±



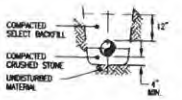
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN. EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 45-3512, Dd. Bk. 1868, Pg. 189. MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0008G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 175.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CSO CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

DESIGN BY	H/E & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELL #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL #2016-4	DOHERTY ACK LLC	5	N-11450	PJS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	3.30
INVERT AT GUEST HOUSE	4.30
INVERT AT STUB	3.60

(SEE NOTE 1)

PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL ENGINEER
6/13/24

SEWER & WATER CONNECTION PLAN
#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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N-11450

Existing Conditions of 1 and 3 Mariner Way, Nantucket, MA



View of 1 Mariner Way from Mariner Way showing fencing and landscape screening



View of 1 Mariner Way from Union Street showing fencing



View of 3 Mariner Way from Mariner Way showing fencing and landscape screening



View of 3 Mariner Way from Mariner Way showing fencing and landscape screening

ADDRESS: 4 Mariner Way (HDC2023-12-9707)
DATE HEARD: 7/23/2024
SITTING BOARD: Pohl, Welch, Camp, Oliver & Thornewill

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 8/22/2024 (Supplement to 6/13/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Paul L Santo Date: 8/22/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday July 23, 2024

NSL File No. NS11449 – 2 Mariner Way (Heard on July 16, 2024)
NSL File No. NS11450 – 4 Mariner Way
NSL File No. NS11451 – 6 Mariner Way

Doherty ACK LLC: 4 & 6 Mariner Way Pool Revisions

Voting for 4 Mariner Way: Pohl, Welch, Camp, Oliver, Thornewill

Voting for 6 Mariner Way: Pohl, Welch, Camp, Oliver, Paul

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner - Doesn't believe 4 Mariner pool is appropriate as featured with "Building with Nantucket in mind". Would like to see lattice fencing as well as vegetation to help hide the pool. Location is a concern as the other pools are secluded and hidden away from view.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Agreed with Holly, mentions vegetative screening needs to be tall, robust and year-round to conceal the entire deck as the deck doesn't seem to be in an appropriate location.
- **Diane Coombs**, 44 Union Street
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

1. Oliver – Read a prepared statement "Alternative solutions should be proposed that would somehow screen and integrate the pools without being obvious". Responded to Pohl comment, "not a matter of being invisible its what you create to mitigate the view that's not anomalous".

2. Thornewill – Agrees with Oliver, stating that pools are very difficult to hide, even when flush, not in favor with the way these are proposed

3. Camp – Agreed with Oliver and Thornewill, Streetscape Historic District in the wetland area and setting a bad precedence

4. Welch – Questions to representative regarding Con-Com regulations. Agreed with comments that have been made by Oliver, Thornewill and Camp. Responded to Pohl comments.

5. Pohl –The mandate covers visibility from a publicly traveled way. "If the applicant can prove that the pool is invisible from a publicly traveled way, I don't see how we can legally deny it". Example of 22 Easton Street, approval provided. The HDC has nothing to do with acoustical landscape or landscape as perceived by the neighbors.

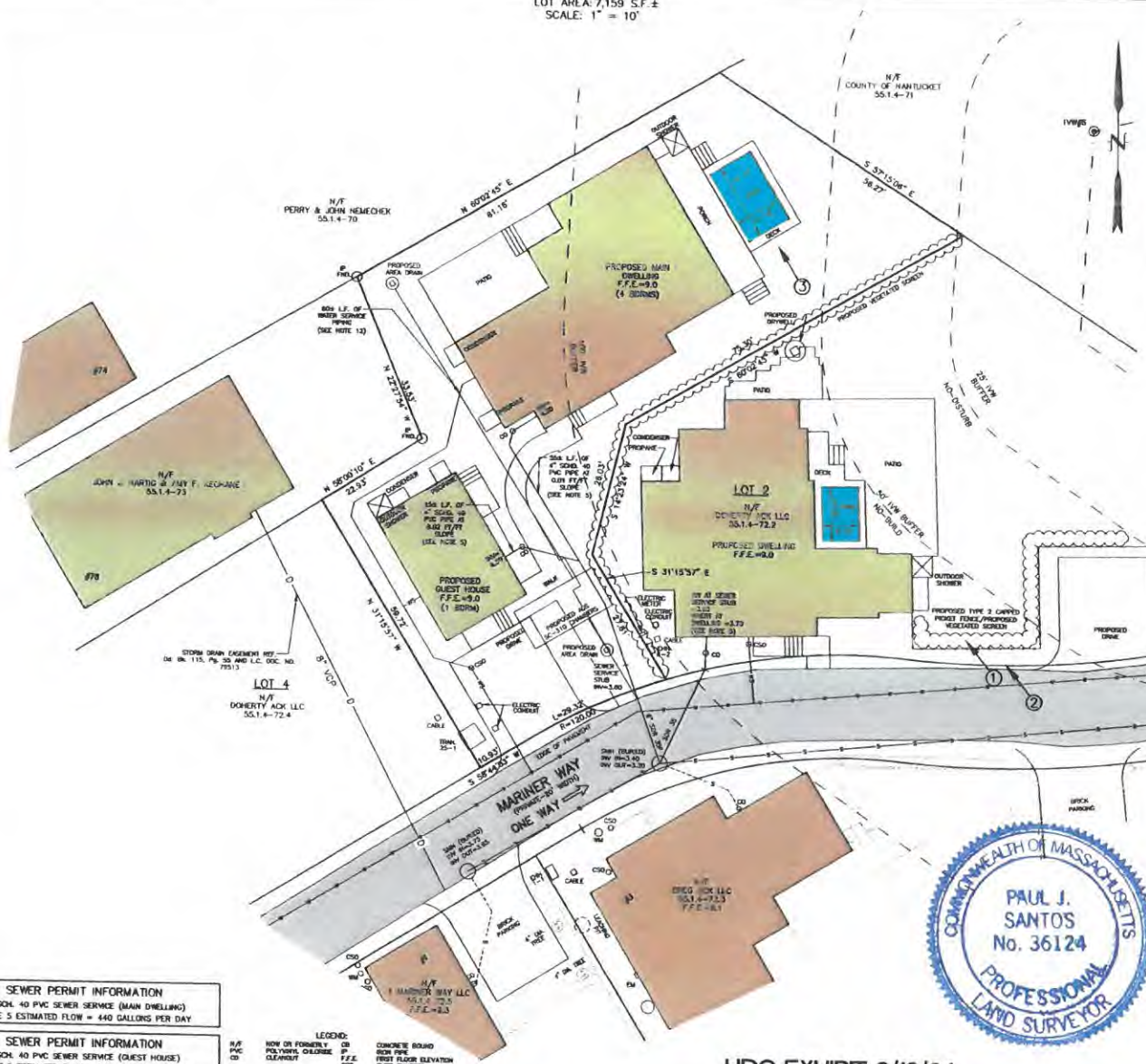
Hold for revisions, track 2, 4 & 6 together

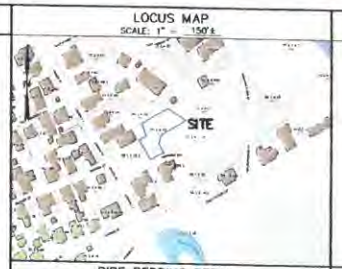
Prepared By:

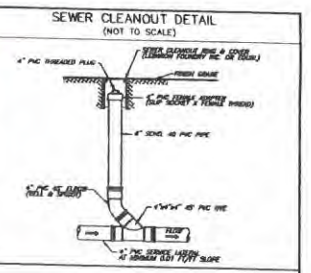
Paul J. Santos PLS
Nantucket Surveyors, LLC

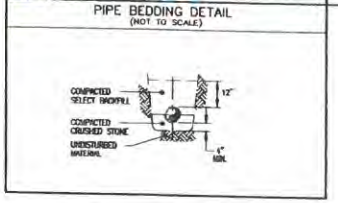
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'









NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
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6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Bk. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3512, Bk. Bk. 1668, Pg. 189, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0069G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CATCH BASIN
DP DRAIN POINT
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
CONCRETE BOUND
IRON PIPE
EXISTING SPOT GRADE

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11450	PJS/DMK

SEWER & WATER CONNECTION PLAN
#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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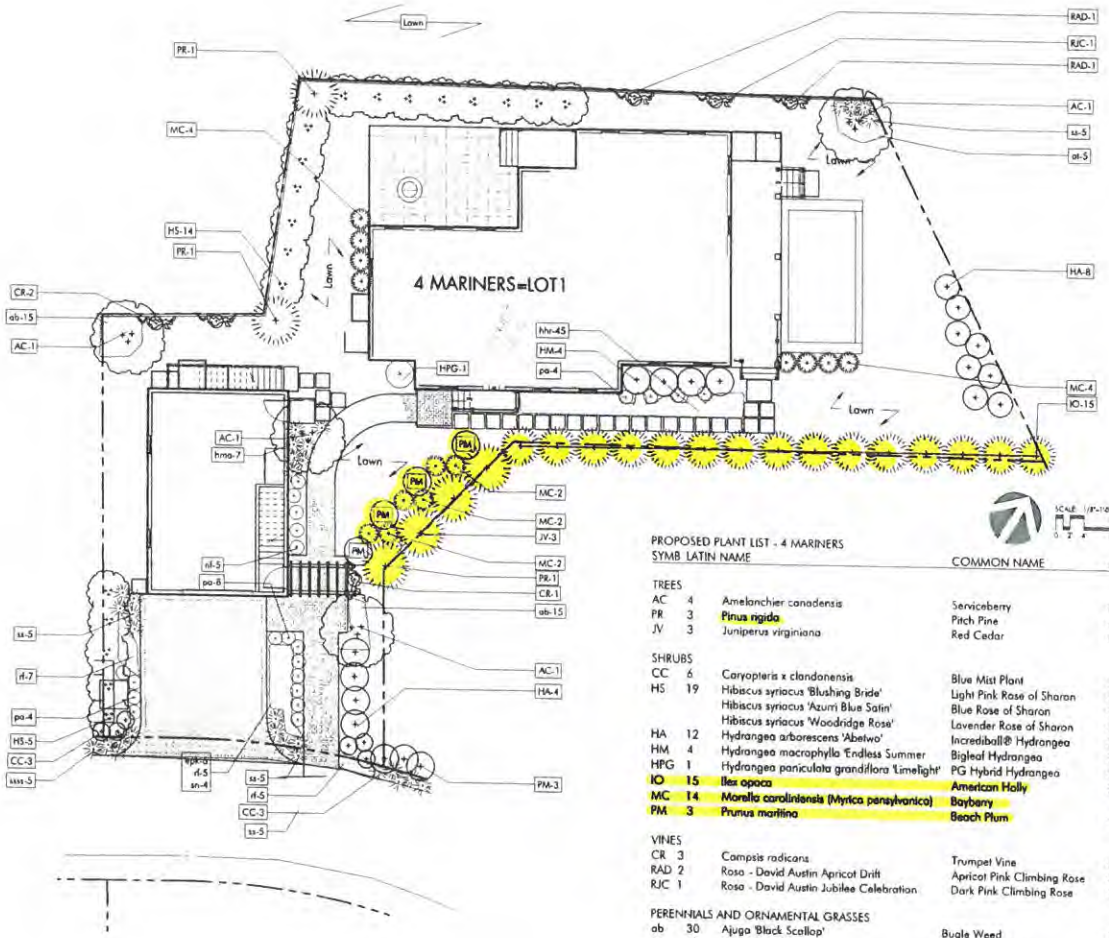
N-11450





LEGEND: SEE PLANT SCHEDULE

DECIDUOUS TREE, typ

EVERGREEN TREE, typ

ORNAMENTAL TREE, typ

SHRUBS, typ

PERENNIALS + ORNAMENTAL GRASSES typ

VINES, typ

SCALE: 1/8"=1'-0"

PROPOSED PLANT LIST - 4 MARINERS

SYMB		LATIN NAME	COMMON NAME	MIN. SIZE	NOTES
TREES					
AC	4	Amelanchier canadensis	Serviceberry	8'-10' ht	b&b
PR	3	Pinus rigida	Pitch Pine	8'-10' ht	b&b
JV	3	Juniperus virginiana	Red Cedar	6'-7' ht	
SHRUBS					
CC	6	Caryopteris x clandonensis	Blue Mist Plant	3 gal.	
HS	19	Hibiscus syriacus 'Blushing Bride'	Light Pink Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Azurri Blue Satin'	Blue Rose of Sharon	5'-6' ht.	b&b
		Hibiscus syriacus 'Woodridge Rose'	Lavender Rose of Sharon	5'-6' ht.	b&b
HA	12	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM	4	Hydrangea macrophylla 'Endless Summer	Bigleaf Hydrangea	3 gal.	pots
HPG	1	Hydrangea paniculata grandiflora 'Limelight'	PG Hybrid Hydrangea	5 gal.	pots
IO	15	Ilex opaca	American Holly	30"-36"ht	
MC	14	Morella carolinensis (Myrica pensylvanica)	Bayberry	5 gal.	
PM	3	Prunus maritima	Beach Plum	36"	
VINES					
CR	3	Campsis radicans	Trumpet Vine	2 gal.	pots
RAD	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal.	pots
RJC	1	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES					
ab	30	Ajuga 'Black Scallop'	Bugle Weed	1 qt.	
at	5	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr	45	Hemmerocalis x 'Happy Returns'	Yellow everblooming day lily	2 gal.	
hma	7	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal	
nf	5	Nepeta fassenii 'Blue Wonder	Persian Catmint	1 gal.	
pa	16	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf	27	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal	
sn	4	Salvia nemorosa 'Caradonna'	Sage	2 gal.	
ss	20	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss	5	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS	
DATE	DESCRIPTION
7/17/24	CONFORMANCE SET
04/09/24	Permit Revisions
09/19/24	HDC Submittal Revisions

DRAWING INFORMATION
DATE: 7/17/24
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
4 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.2

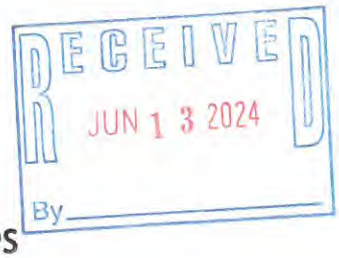
© Verdant Landscape Architecture

Y:\Mariners Lots\CAD\MARI_4_PL.dwg

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021





Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 6/13/2024
	Address & HDC Case Number (ie HDC2020-05-0265): 4 Mariner Way (HDC2023-12-9707)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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Signature: _____ Date: 6/13/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

NSL File No. NS11449-2 Mariner Way
NSL File No. NS11450-4 Mariner Way
NSL File No. NS11451-6 Mariner Way

Doherty ACK LLC: 2,4,6 Mariner Way Pool Revisions

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

Staff Comments:
Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

Public Comment:

- **Amy Keohane**, Abutter, 76 Union Street
- **John Hartig**, Abutter, 76 Union Street
- **Brian Rawson**, Abutter, 3 Mariner Way
- **Mickey Rowland**, Historic Structure Advisory Group-Solid single deck railing is not appropriate in the Old Historic District

Concerns:
Pohl-Agrees single deck rail is not appropriate
Welch-Need to see prior approvals and minutes
Camp-Shingles inappropriate. Pool applications are essentially a new application
Coombs-Pools are not allowed in the OHD. Chairman Pohl explained grandfathering as it relates to Zoning
Oliver-Agrees with Commissioner Welch request, understands frustration of neighbors regarding public notice, however pools were always shown on plans at the time of dwelling approvals.

Prepared By:
Paul J. Santos PLS
Nantucket Surveyors, LLC



Property Information

Property ID	10855
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

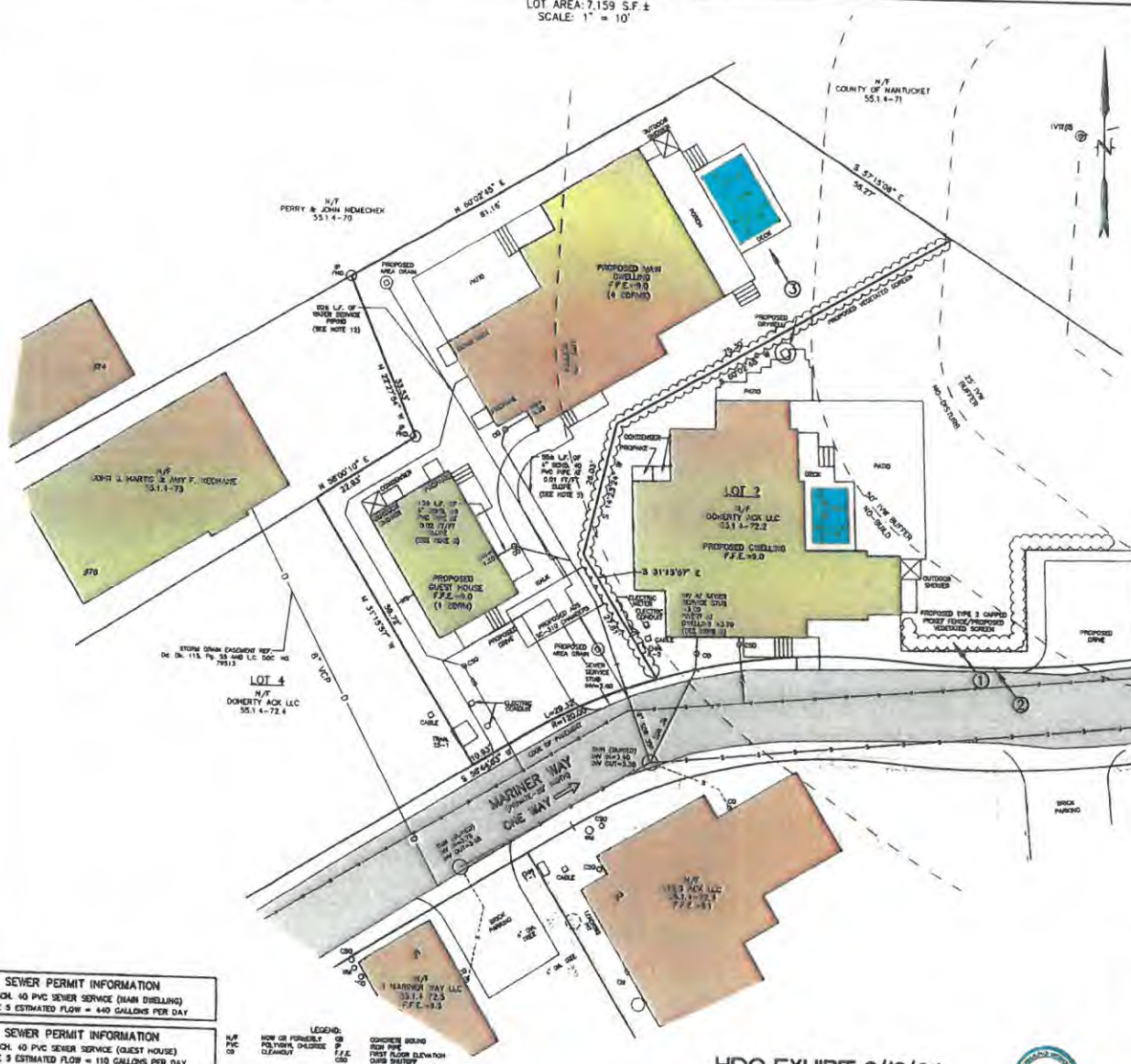
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F. ±
SCALE: 1" = 10'



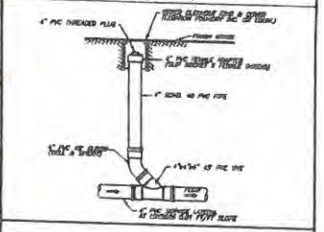
LOCUS MAP

SCALE: 1" = 150'±



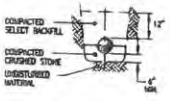
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



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TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:
W/F PVC CO — NOW OR FORMERLY / POLYVINYL CHLORIDE / CLEANOUT
CB IP F.F.E. CBS — CONCRETE BOUND / IRON PIPE / FIRST FLOOR ELEVATION / CURB SHUTOFF / EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

6/13/24

DESIGN BY	H/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	HSE/LE #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11450	P.JS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	4.30
INVERT AT GUEST HOUSE	5.30
INVERT AT STUB	1.60

(SEE NOTE 1)

SEWER & WATER CONNECTION PLAN

#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11450

4 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way

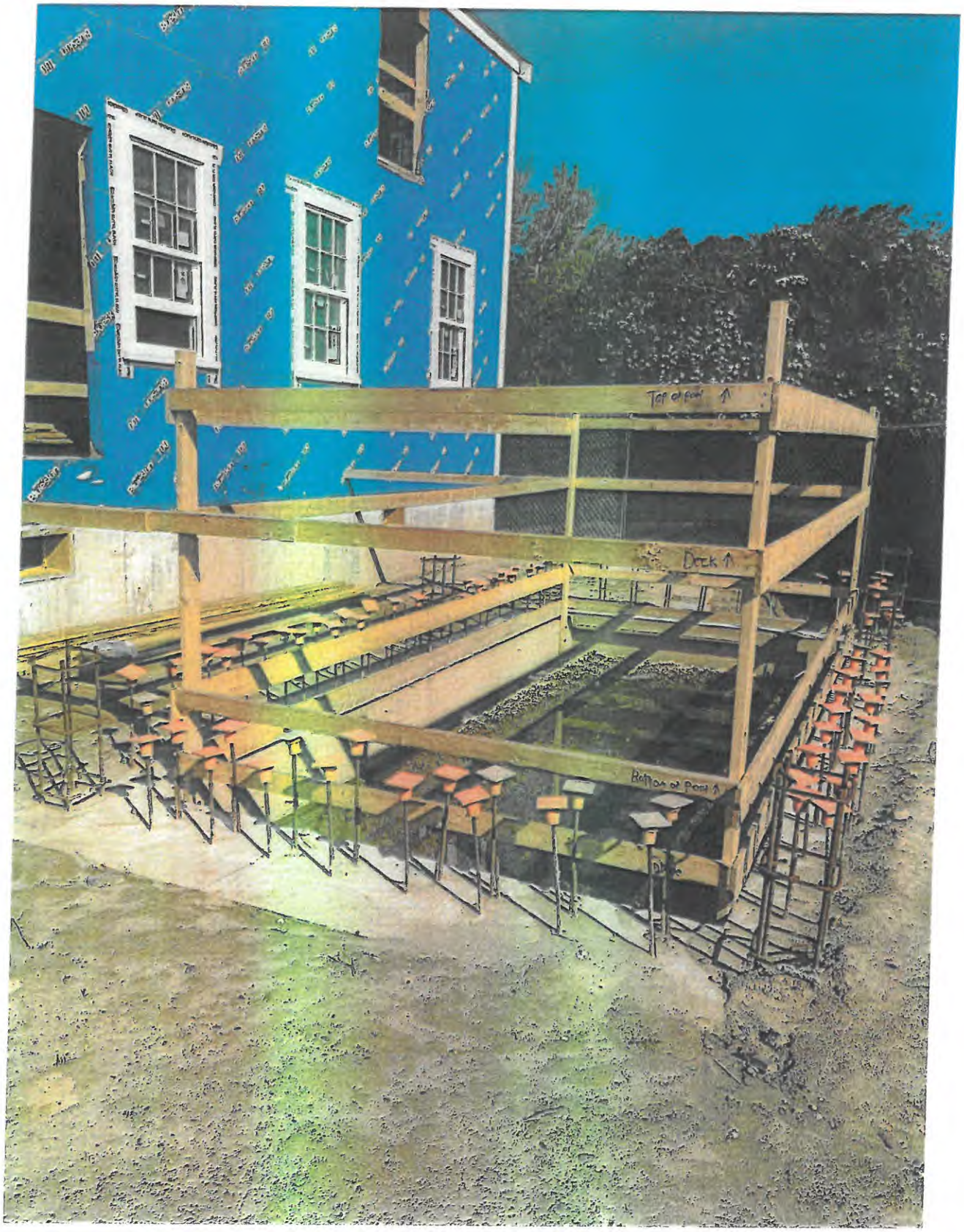


2 View of Property from Mariner Way

3

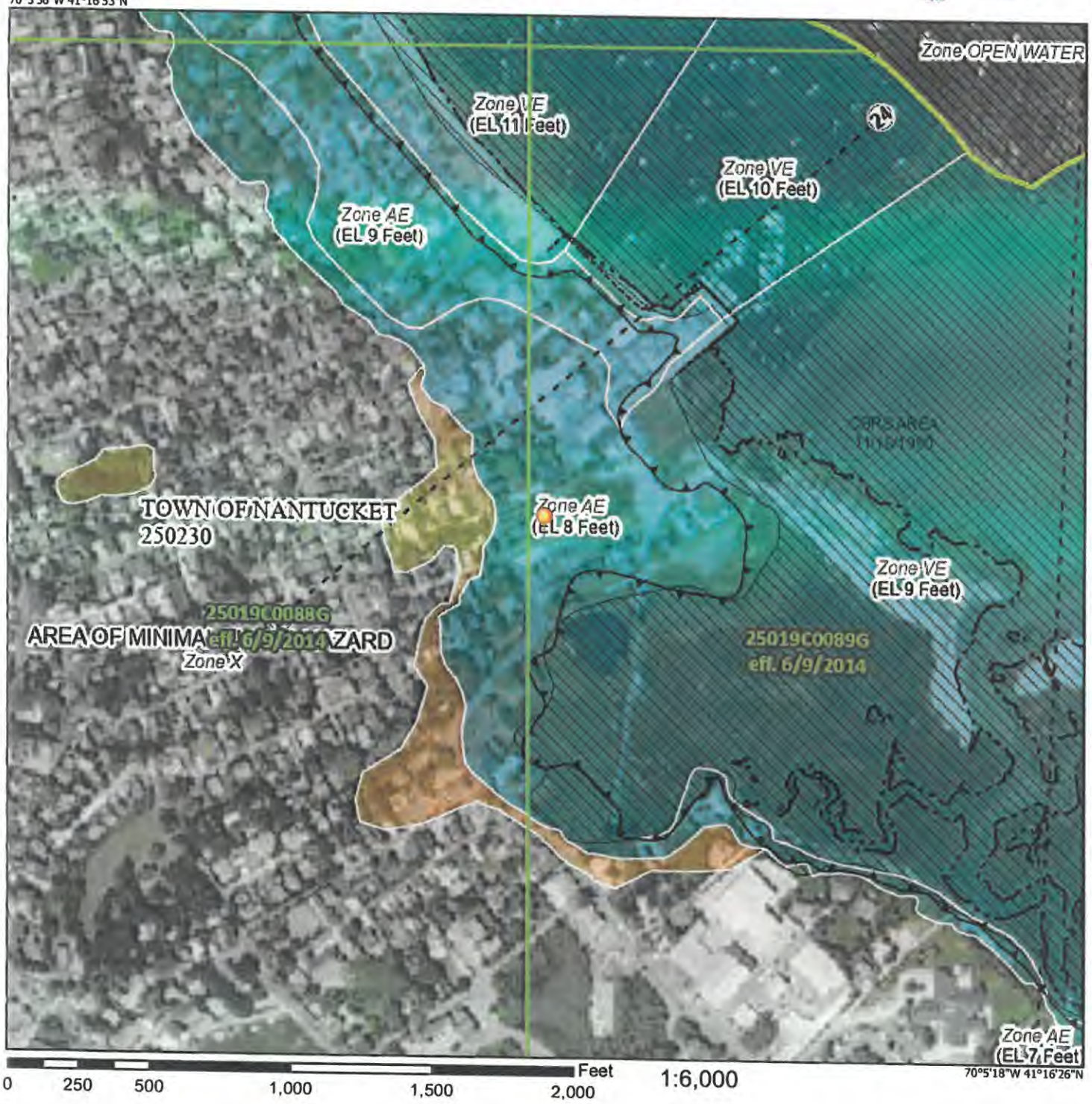
Pool Mock Up

4 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2024 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2022-08-6943

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°: 702

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: C/O KEMS HOLDING CORP
100 CONIFER HILL DR UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/29/22 Fee Paid: $ 280.00

Must be acted on by: ~~10/28/22~~ ~~12/27/22~~ 6/30/23

Extended to: _____

Approved: ☒ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

ITEM: STAFF RELOCATE BRICK WALK TO ALIGN IT'S RIGHT SIDE W/ RIGHT SIDE OF BRICK LANDING/PATIO, APPROX 6' FROM PROPERTY LINE, PER NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R-C-1) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 28'X10' ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: POOL USE PROTECTED (describe)

Original Date: BY A PERIMETER PLAN THROUGH PLANNING BOARD

Original Builder: UNDER R-C ZONING

REVISIONS*

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

POOL - AUTO COVER 8' X 14' 11. 10'X 15'

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: ~~5'~~ 4' NEW BOARDS
Type: _____
Length: 137'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____

Manufacturer _____ Rough Opening _____ Size _____ Location 8'X4 X8'H

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveway PEASTONE / BELGIAN BLOCK Walkways BRICK / BLUE STONE Walls _____

* Note: Complete door and window schedules are required. APRON

COLORS

Siding PO/D/S - 4'X6'X6' Clapboard (if applicable) _____ Roof _____

Trim POOL EQUIP - NEW - 4X4X4 Sash 2 - A/C ENCL - 4X4X4 Doors NEW

Deck PRESSURE ENCL - 4X4X4 Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/29/22 Signature of owner of record _____ Signature of agent _____

IV. OLD BUSINESS 03/21/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. K22s LLC 08-5944	126 Main St	Main house rev	42.3.3/98	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to review of the drawings with respect to completeness, including with respect to commissions consensus requests and incorporation of photo and photo laser images of the brick and stone masonry and front facade final set. Also subject to replication of the masonry painted quaker gray with a mockup on site prior to final construction. (Welch)**
Roll-call Vote	Carried 3-2 // Welch, Camp, Pohl-aye// Coombs, Oliver-nay Certificate # **HDC2023-03-5944**

2. Doherty ACK LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to approve through staff making the chimney more typical and appropriate for this part of town, wider and not as tall. On the north elevation add a false corner board to delineate that secondary massing. Decrease the second-floor deck on the ease elevation to the edge of the door on the right. Including an elevation certificate. (Oliver)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye Certificate # **HDC2022-08-6939**

3. Doherty ACK LLC 08-6941	4 Mariner Way	Garage	55.1.4/72	Linda Williams

APPROVED
HDC2022.08.6943

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to hold for revisions. (Coombs)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye Certificate # **HDC2022-08-6941**

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

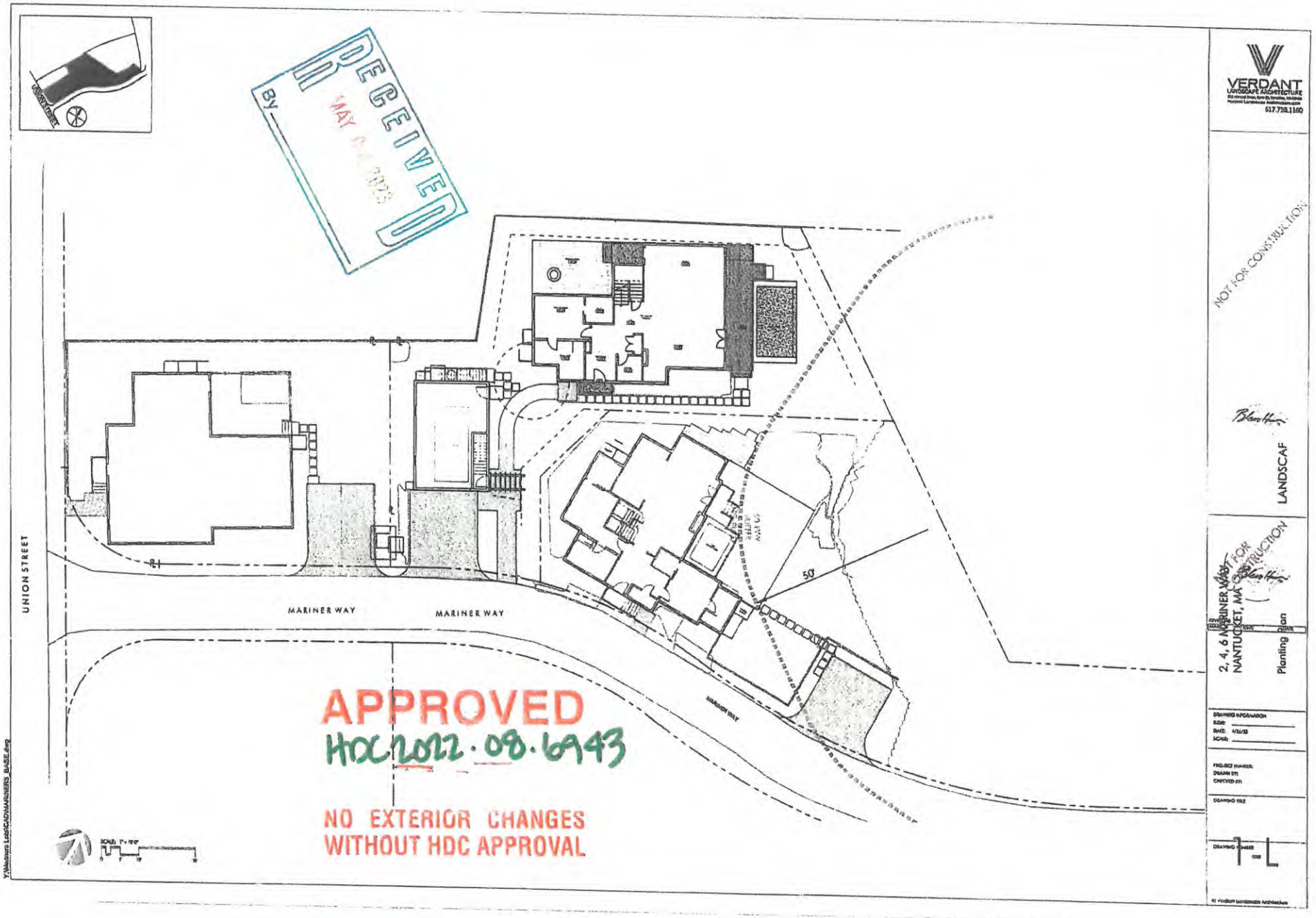
4. Doherty ACK LLC 08-6943	4 Mariner Way	Hardscape	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to the brick walkway moving to the east of the patio extension. (Welch)**
Roll-call Vote	Carried 4-1 // Welch, Oliver, Patten and Pohl-aye //Coombs-nay Certificate # HDC2022-08-6943

AND POOL TO BE INVISIBLE IN PERSPECTIVE

5. Doherty ACK LLC 08-6930	6 Mariner Way	New dwelling	55.1.4/72.3	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to modifying the chimney to more typical proportions and relocating it to an alternate location as opposed to 4 Mariner, the east elevation changing the first story mass roof pitch from a 7/12 to a 4/12 and putting a number two window above it and the Juliet balcony to be removed and replaced with a dealer's choice window and the north shed structure will have a 4/12 pitch also. Per exhibit A. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye Certificate # **HDC2022-08-6930**


UNION STREET
MARINER WAY
MARINER WAY
50'
RECEIVED
By
MAY
APPROVED
HDC2022.08.6943
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL
VERDANT
LANDSCAPE ARCHITECTURE
617.738.1160
NOT FOR CONSTRUCTION
LANDSCAF
2, 4, 6 MARINER WAY
NANTUCKET, MA
Planting
L-1

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2022-08-6939 Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: C/O KEMS HOLDING CORP 100 CENTER HILL DR - UNIT 304 DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 4/4/23 Fee Paid: $524.80

Must be acted on by: ~~10/1/23~~ ~~12/31/23~~ 6/30/23

Extended to: _____

Approved: 8 Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions FINISH STAIR (1) PROVIDE CERTIFICATE FOR WINDOWS; (2) CHIMNEY MODIFIED TO MORE TYPICAL SIZE/LOCATION; (3) SIDEWALK 2ND FLOOR DECK TO BALCONY OF DECK ON RIGHT.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

*RESIDENT NANTUCKET AGE

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 68' Sq. Footage 1st floor: 1331 SF Decks/Patio: Size: 10'X33' ☒ 1st floor ☐ 2nd floor

Width: 30'9" Sq. footage 2nd floor: 1293 SF Size: 27X8' ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North CRAWL South — East — West —

Height of ridge above final finish grade: North 30'6" South 30'6" East 30'6" West 30'6"

Additional Remarks * VOLUME 2716 REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation NEW SINGLE-FAMILY DWELLING

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1'6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Other _____

Roof Pitch: Main Mass 10/12 Secondary Mass 10/12 ~~Dormer~~ 7/12 Other 4/12 + 5/12 CONNECTOR

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): BOXED ALUMINUM 2"

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X12+1X6 Rake 1X12 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1X5 Door Frame FRONT 1X8 REST-1X5 Columns/Posts: Round _____ Square 6"X6" UNWRAPPED REAR DECK 8"X8"

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE WOOD 9/16 HOLT

Doors* (type and material): ☐ TDL ☒ SDL Front 6 PANEL Rear 12LT/KICK PANEL Side 12LT/KICK PANEL

Garage Door(s): Type _____ Material 3LT SIDE LITES

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NEW Clapboard (if applicable) _____ Roof CHARCOAL BLACK

Trim QUAKER GRAY Sash BLACK Doors FRONT-HAMILTON BLUE

Deck NEW Foundation GRAY-PARGED Fence RAILING QUAKER GRAY Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/24/2022 Signature of owner of record _____ Signed under penalties of perjury

Roll-call Vote	Failed 3-2//Coombs and Camp-aye // Welch, Oliver, Pohl-nay	Certificate #	
Motion	**Motion to Amend Something Previous Approved, previously stated as "to retain the historic elements as shown in the demolition plan, subject to a site plan review and approval of its relocation on the property". (Welch)**		
Roll-call Vote	Carried 4-1 // Welch, Oliver, Coombs, Pohl-aye //Camp-nay	Certificate #	**HDC2023-02-7909**
Motion	**Motion to retain important historic elements as shown in the demolition plan—i.e., those portions in the plans not shown for demolition—subject to Commission site plan review and approval of its relocation on the property. (Welch)**		
Roll-call Vote	Carried 3-2 // Welch, Oliver, Pohl-aye// Camp, Coombs-nay	Certificate #	**HDC2023-02-7909**

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

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JUN 2 2023
By

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JUN 2 2023
By

IV. OLD BUSINESS 03/21/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. K22s LLC 03-5944	126 Main St	Main house rev	42.3.3/98	Linda Williams

Voting	Pohl, Welch, Coombs, Camp, Oliver
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff subject to review of the drawings with respect to completeness, including with respect to commissions consensus requests and incorporation of photo and photo laser images of the brick and stone masonry and front facade final set. Also subject to replication of the masonry painted quaker gray with a mockup on site prior to final construction. (Welch)**
Roll-call Vote	Carried 3-2 // Welch, Camp, Pohl-aye// Coombs, Oliver-nay — Certificate # **HDC2023-03-5944**

2. Doherty ACK LLC 08-6939	4 Mariner Way	New dwelling	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to approve through staff making the chimney more typical and appropriate for this part of town, wider and not as tall. On the north elevation add a false corner board to delineate that secondary massing. Decrease the second-floor deck on the east elevation to the edge of the door on the right. Including an elevation certificate. (Oliver)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye — Certificate # **HDC2022-08-6939**

3. Doherty ACK LLC 08-6941	4 Mariner Way	Garage	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams/ Rebecca Berry
Public	None
Concerns	None
Motion	**Motion to hold for revisions. (Coombs)**



4 Mariner - Locus Map

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 LOT 1 Site Plan
1/16" = 1'-0"

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JUN 2 2023
By

Finegold Alexander Architects

PROJECT NAME

Owners:
KEMS Corporation
230 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2290

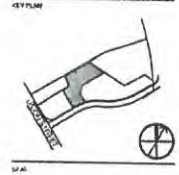
Civil Engineer
Nantucket Surveyors,
5 Whitty Way,
Nantucket, MA 02554
(508) 228-9240

Structural Engineer
Rosene And Geoscopine LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Wire Energy Raters LLC.
Mills, MA 02054
(508) 631-6633

KEY PLAN



SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

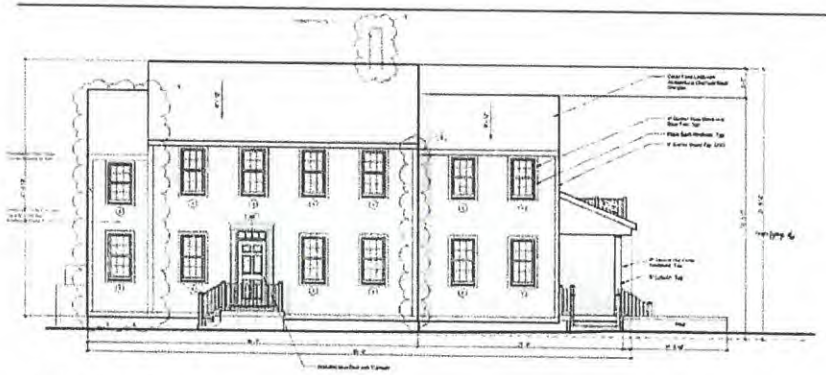
PROJECT #: PG7702
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Site Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION

SHEET #
4-A1



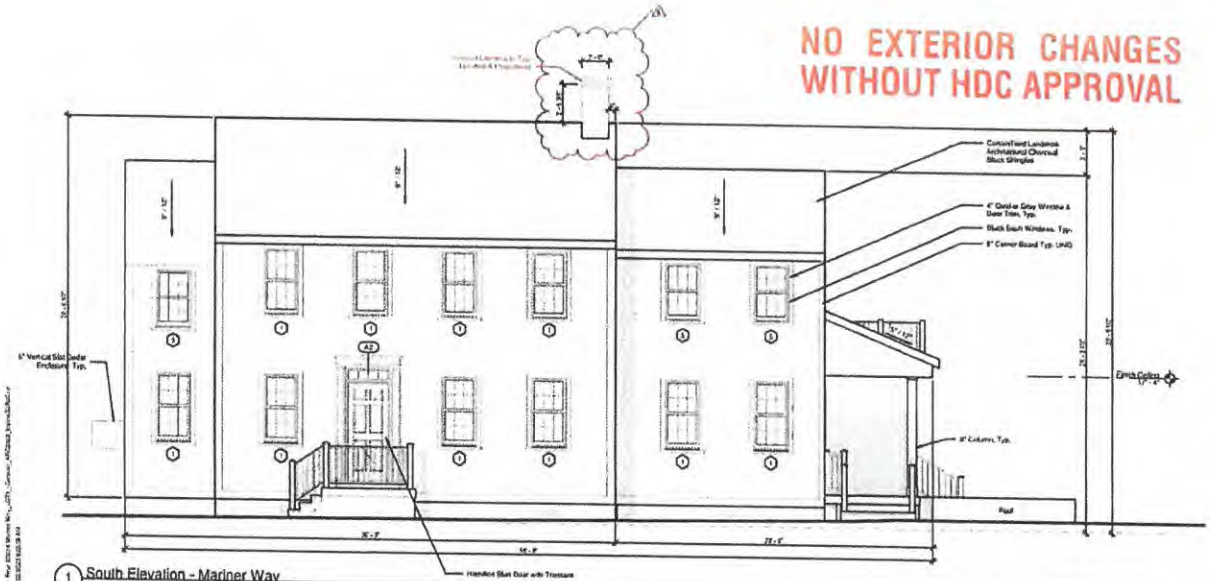
Previous South Elevation - 03/21/2023

MODIFICATIONS | 23.04.18

- Revised Chimney Location and Size

APPROVED
HDC2022-08-6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 South Elevation - Mariner Way
1/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lines	Window Type	Manufacturer	Series	Model	Frame
1	2' 7 3/8"	6' 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2' 7 3/8"	3' 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' 2"	2' 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWH2626	Wood
5	2' 7 3/8"	4' 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2632	Wood

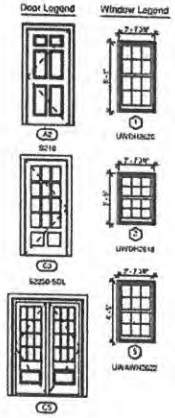
Door Schedule

Type Mark	Width	Height	Lines	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	8	6	Thermo Tru Ltd	Smooth Star	S218	Fiberglass
B	3' 0"	7' 0"	9	2	Thermo Tru Ltd	Smooth Star	S262 SDL	Fiberglass
C2	5' 0"	7' 0"	12	1	Thermo Tru Ltd	Smooth Star	S2250-SDL	Fiberglass
C3	2' 0"	7' 0"	12	1	Thermo Tru Ltd	Smooth Star	S2250 SDL	Fiberglass
D	11' 0"	8' 0"	6	6	Overhead Door Corporation	Raisen	9000 PPG	Anticlinal Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Thermo Tru	Smooth Star	Hamilton Blue - PS415	Refer to Door Sched
Auxiliary Doors	Thermo Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Shapes			Natural Cedar	6" Vertical Planks
Wood	CertainTeed	Landmark Architectural	Charcoal Black	Full Frame
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

Door Legend



Window Legend

RECEIVED
JUN 2 2023
By

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
290 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2946

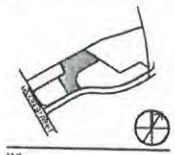
Civil Engineer
Montucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rooms And Guarantee LLC.
380 Trade Center, Suite 2540
Woburn, MA 01801
(617) 426-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617) 735-1180

Energy Rater
Hers Energy Raters LLC.
Nitlis, MA 02254
(508) 631-6833

KEY PLAN



SHEET

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

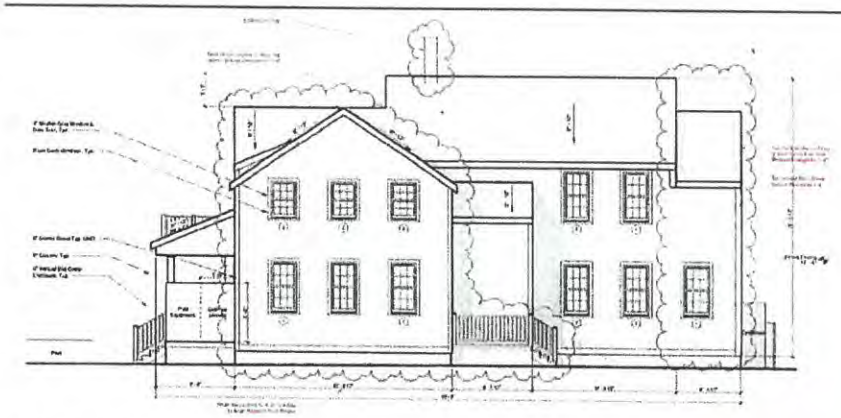
PROJECT #: P02/0.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.10	HDC Resubmit
2	22.12.20	HDC Resubmit
4	23.01.26	HDC Resubmit, RB
5	23.03.21	HDC Resubmit, RB
6	23.04.18	HDC Resubmit, RT

SHEET #
4-A4



Previous North Elevation - 03/21/2023

MODIFICATIONS | 23.04.18

- Revised Chimney Location and Size

APPROVED
HDC 2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 North Elevation
1/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lines	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD628	Wood
2	2' - 7 3/8"	2' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWND628	Wood
5	2' - 7 3/8"	4' - 9"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD622	Wood

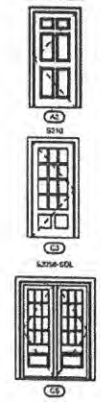
Door Schedule

Type Mark	Width	Height	Lines	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	9	6	Therma Tru Ltd.	Smooth Star	S210	Fiberglass
B	3' - 0"	7' - 0"	9	2	Therma Tru Ltd.	Smooth Star	S252 SDL	Fiberglass
C2	3' - 0"	7' - 0"	12	1	Therma Tru Ltd.	Smooth Star	S2250 SDL	Fiberglass
C3	3' - 0"	7' - 0"	12	1	Therma Tru Ltd.	Smooth Star	S2250 SDL	Fiberglass
E	14' - 0"	8' - 3"	6	6	Overhead Door Corporation	Pumps	9360 PPD	Insulated Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hardwire Blue - PS415	Refer to Door Schedule
Auxiliary Doors	Therma Tru	Smooth Star	Black	Refer to Door Schedule
Outdoor Shower			Natural Cedar	8" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	Tall Fiberglass
Shingles			Natural Cedar	
Tom			Quaker Gray	Tall
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Schedule

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
200 Broadway Suite #151
Lynnfield, MA 01940
(781) 842-2904

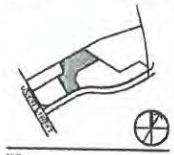
Civil Engineer:
Hanlocket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guarnerius LLC,
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 629-1700 x 232

Landscape Architect:
Vandaal Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)738-1183

Energy Rater:
Hero Energy Raters LLC,
Millis, MA 02054
(508) 631-6633

KEY PLAN



TITLE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #: P2218.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME

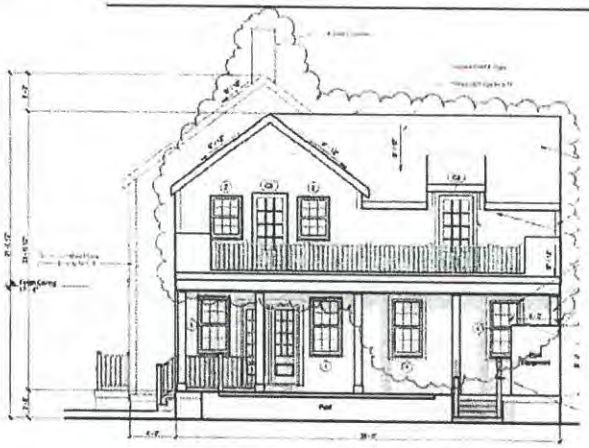
Main House - Exterior Elevations

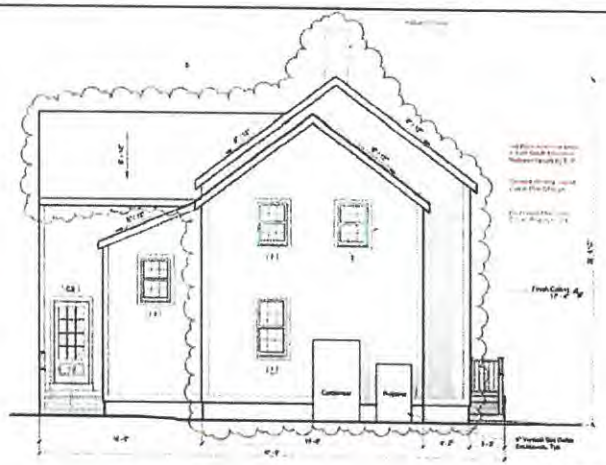
DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	22.01.09	HDC Revisions, Rd 2
4	23.01.20	HDC Revisions, Rd
5	23.03.21	HDC Revisions, Rd
6	23.04.18	HDC Revisions, Rd

SHEET #

4-A5





Previous East & West Elevations - 03/21/2022

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' 7 5/8"	5' 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH52628	Wood
2	1' 7 5/8"	3' 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3938	Wood
4	3' 0"	2' 4 1/8"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWWH3628	Wood
5	1' 7 5/8"	4' 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH4752	Wood

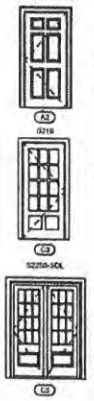
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	8	6	Therma Tru Ltd.	Smooth Star	6210	Fiberglass
B	3' 0"	7' 0"	9	9	Therma Tru Ltd.	Smooth Star	5260 SDL	Fiberglass
C2	5' 0"	7' 0"	12	1	Therma Tru Ltd.	Smooth Star	6250d SDL	Fiberglass
C3	3' 0"	7' 0"	12	1	Therma Tru Ltd.	Smooth Star	6250d SDL	Fiberglass
E	10' 0"	8' 0"	8	4	Overhead Door Corporation	Traditon	Wood 4150	Recycled Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Harmful Blue - HB615	Refer to Door Sched
Rear Entry Door	Therma Tru	Smooth Star	Black	Refer to Door Sched
Clapboard Siding			Natural Cedar	6" Vertical Planks
Wood	CertainTeed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Trim			Graphite Gray	Trim
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched

Door Legend



Window Legend

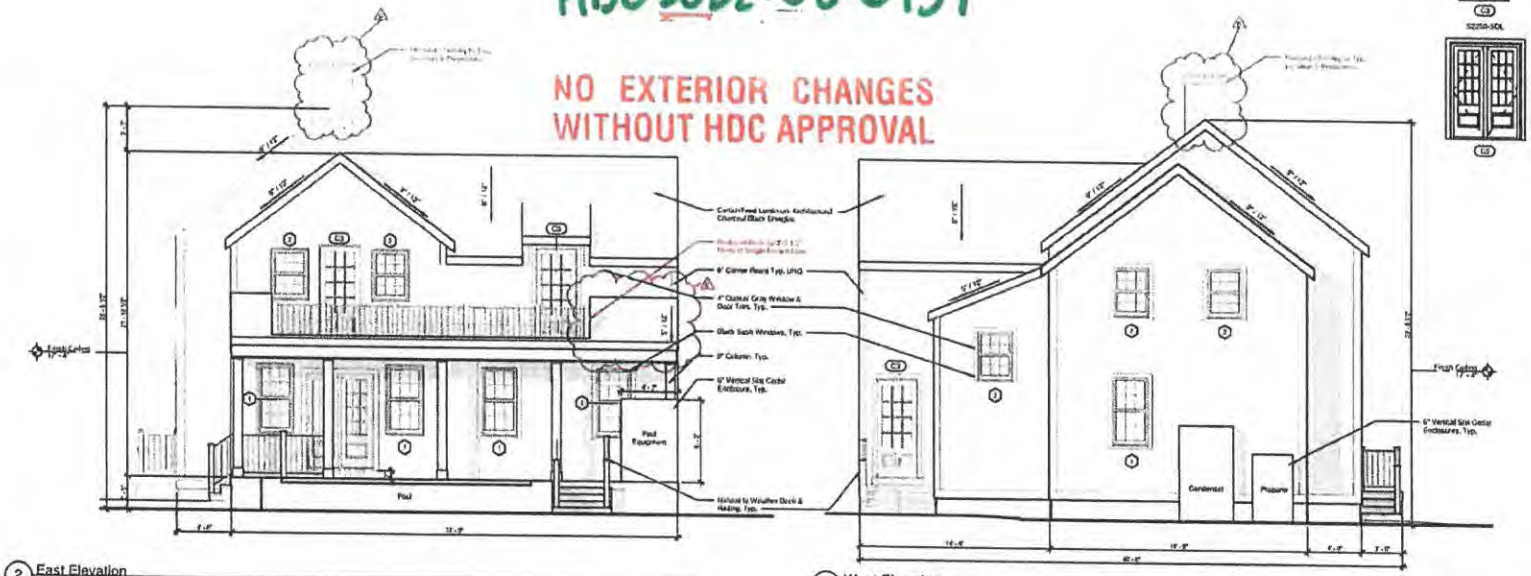


MODIFICATIONS | 23.04.18

- Reduced Deck by 3'-5 1/2" North of Single French Door
- Revised Chimney Location and Size

APPROVED
HDC2022.08.6939

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



2 East Elevation
1/4" = 1'-0"

1 West Elevation
1/4" = 1'-0"

Finegold Alexander Architects

OWNER
KEMB Corporation
230 Bradbury Suite #103
Lynnfield, MA 01940
(781) 643-2266

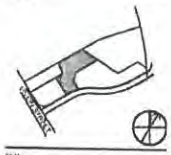
Civil Engineer
Hancock Surveyors,
5 Wesley Way
Hamilton, MA 01954
(508) 229-0240

Structural Engineer
Rocco and Geotrouna LLC.
288 Trade Center, Suite 3540
Woburn, MA 01801
(617) 426-1784 x 210

Landscape Architect
Verdant Landscape Architecture
319 Harvard Street, Suite 2F
Brookline MA 02446
(617)735-1185

Energy Rater
Hers Energy Raters LLC.
Malden, MA 02054
(508) 621-4403

KEY PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

PROJECT #: P2270.B
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

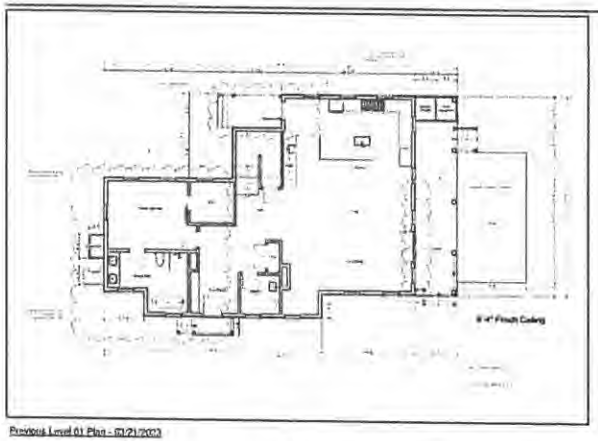
SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY

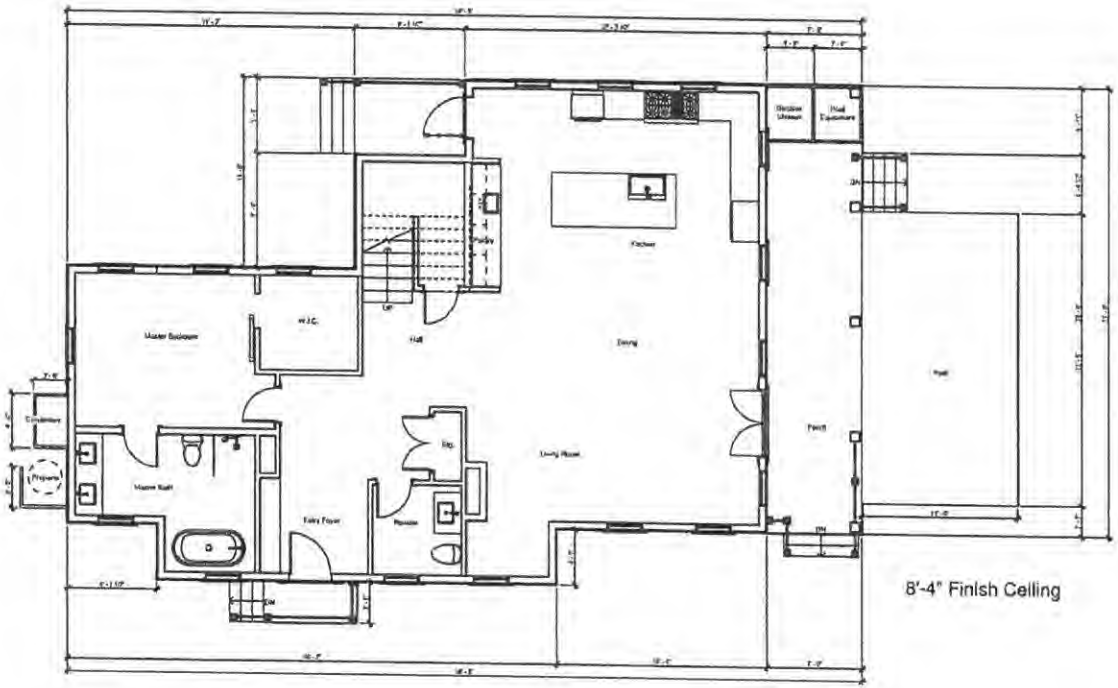
NO.	DATE	DESCRIPTION
1	08.11.22	HDC Revisions
2	02.12.23	HDC Revisions
3	03.01.23	HDC Revisions
4	23.03.06	HDC Revisions, PB
5	23.03.21	HDC Revisions, PB
6	23.04.18	HDC Revisions, PB

SHEET #

4-A6



Previous Level 01 Plan - 03/21/2023



1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT NAME

OWNER
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 848-2026

Civil Engineer
Nantucket Surveyors
5 Windy Way
Nantucket, MA 02554
(508) 228-0242

Structural Engineer
Rosario And Goncrocha LLC
305 Trade Center, Suite 3346
Woburn, MA 01801
(617) 326-1705 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harbor Street, Suite 2A
Brookline MA 02446
(617)735-1180

Energy Rater
Hero Energy Raters LLC
Millis, MA 02054
(508) 631-4003

KEY PLAN



SITE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NEGRIGATION

4 Mariner Way | Lot 1

PROJECT #: PS270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RD

SHEET NAME

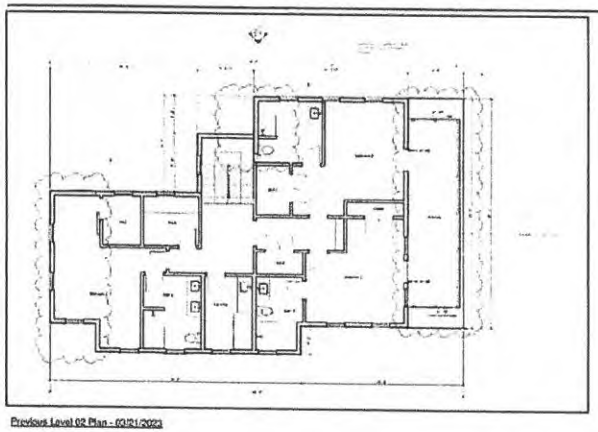
Main House - Level 1 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
3	22.01.09	HDC Revisions, Rd. 3
4	23.01.24	HDC Revisions, Rd.
5	23.03.21	HDC Revisions, Rd.

SHEET #

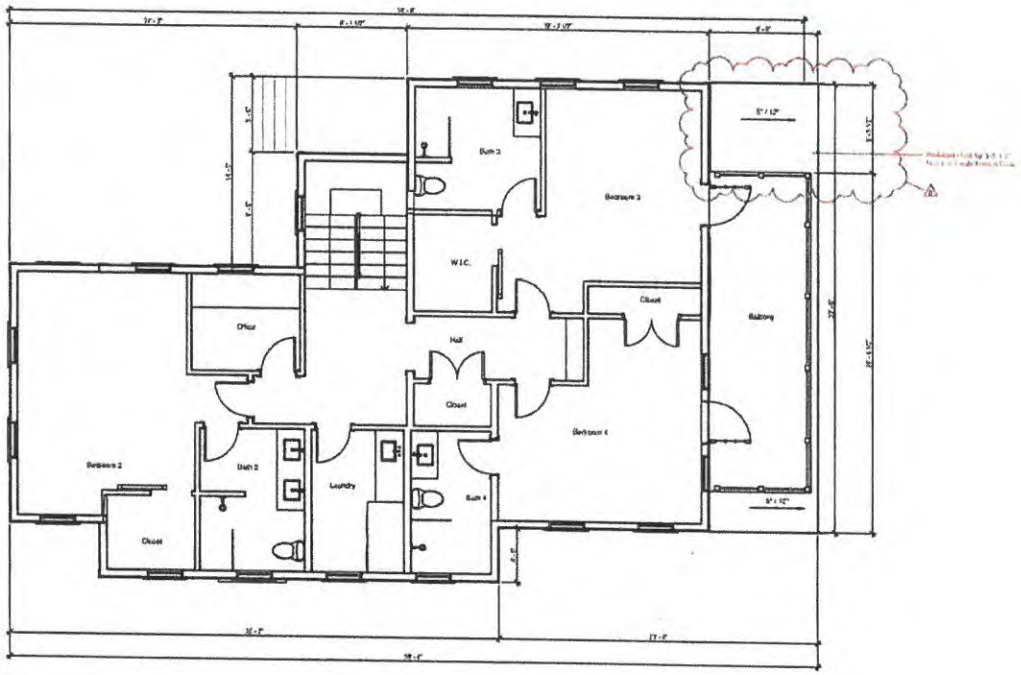
4-A2



Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Reduced Deck by 3'-5 1/2" North of Single French Door



1 Main House - Level 2
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT NAME

OWNER
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2996

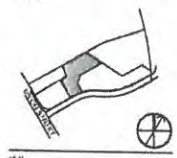
Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Roome And Guarracino LLC.
300 Trade Center, Suite 2640
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hera Energy Raters LLC.
Mills, MA 02054
(508) 631-6833

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME
Main House - Level 2 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.09	HDC Revisions R4.2
4	23.01.26	HDC Revisions R5
5	23.03.21	HDC Revisions R6
6	23.04.18	HDC Revisions R7

SHEET #
4-A3

CERTIFICATE NO: _____ DATE ISSUED: 7/11/23

HDC22-08-6941 Staff

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 112

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 40 KEM 9 HOLDING CORP 100 CONIFER HILL DR-UNIT 304 DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $224.40

Must be acted on by: ~~11/30/22~~ ~~12/31/23~~ 12/31/24 ~~EXT~~

Extended to: _____

Approved: [signature] Disapproved: _____

Chairman: [signature]

Member: [signature]

Member: [signature]

Member: [signature]

Member: _____

Notes - Comments ~~Restrictions - Conditions~~

TURN STATE GRANEL GRAY TRIM NO BLACK; #3 WINDOWS TO BE #1 OF PREVIOUS SUBMISSION; 4-PANEL FRONT DOOR WITHOUT ~~DUTCH~~ ~~FRONTES / PANEL MOLDING~~

RESILIENT NANTUCKET - INFILL

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ~~☒ Garage~~ ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: ~~[illegible]~~ 27'11" x 24' Sq. Footage 1st floor: ~~[illegible]~~ 486 Decks/Patio: Size: ~~6'x18'~~ ☐ 1st floor ☐ 2nd floor

Width: 522 Sq. footage 2nd floor: 522 Size: 4'x8' Steps ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ 4'x8' " "

Difference between existing grade and proposed finish grade: North —0— South —0— East —0— West —0—

Height of ridge above final finish grade: North 26'8" South 26'8" East 26'8"22' West 26'8"22'

Additional Remarks 221 REVISIONS* 1. East Elevation

Historic Name: (describe) 2. South Elevation

Original Date: IN-FILL IN OHD 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

~~NEW GARAGE & APARTMENT~~

Cottage no garage

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ~~8'8"~~ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ~~☒ Poured Concrete~~ ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass ____/12 Dormer 4 /12 Other ~~9/12 [illegible]~~

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" BOXED ALUMINUM

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X12/1X6 Rake 1X12 Soffit (Overhang) _____ Corner boards 1X6 Frieze _____

Window Casing 1X5 Door Frame 1X5 Columns/Posts: Round ____ Square ____

Windows*: ☒ Double Hung ☐ Casement ☒ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer MARVIN ULTIMATE wood C/C

Doors* (type and material): ☐ TDL ☒ SDL Front ~~SEE GARAGE C/H~~ Rear ~~SEE WOOD FRENCH~~ Side ~~6 PANEL + SLT~~ 4P

Garage Door(s): Type ~~C/H GARAGE DOORS~~ Material ~~WOOD~~ NTW

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof CHARCOAL BLACK

Trim QUAKER GRAY Sash ~~BLACK~~ CHARCOAL BLACK Doors GARAGE NTW / BLACK

Deck NTW Foundation GRAY Fence ~~RAILINGS~~ WHITE Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/24/2022 Signature of owner of record [signature] Signed under penalties of perjury

4. Doherty ACK LLC **08-6993**	4 Mariner way	Garage revision	55.1.4/72	Linda Williams

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	None
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Linda Williams**
Public	**Mickey Rowland** – The front of the building on the south elevation should have a proper front door rather than a 9 lite door to add a little bit more character to the front somehow. The gable window at the top is a little small. The other windows on the first floor are tall and narrow.
Concerns	**Holly Backus** – One story window seems to be very slender on the west elevation. Recommends revising the COA so it reflects the change in the architecture and the structure itself. Would want the structure FEMA verified. **Camp** – Agrees with the comments about the windows being a bit vertical. **Coombs** – On the west elevation the first-floor window on the left side should be moved over under the dormers left side window. The front door would be good if it became a 4 panel rather than the 9 lite that's proposed. On the north elevation the windows should be a little farther apart if the outdoor shower wasn't there. **Oliver** – Main concern is the front not looking like the front, agrees it should have a standard front door with more trim. Agrees with what's been said about the windows. **Welch** – Make the windows a little wider and make proper adjustments to the front door.
Motion	**Motion to approve through staff making the front the door on the south elevation into a 4-panel door with more of a frontispiece by enhancing the trim around it, widen all the double hung windows, the windows labeled 3 on the plans change to 1s as on the previous submission, trims to be quaker gray. (Welch)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye — Certificate # **HDC2022-08-6993**

08-6941

5. Nantucket Develop LLC **04-8363**	8 Sconset Ave	Addition & Renovation	49.3.2/28	LINK

Voting	Welch, Pohl, Camp, Coombs, Patten
Alternates	Dutra
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Victoria Ewing**
Public	-
Concerns	**Holly Backus** – The flush dormers in the façade are not appropriate and should be the traditional shed and dormers. On the south the dormer needs to come off the ridge as required in BWNIM. The web for the north dormers should not run into that wall. The plans should show the structures' existing conditions. **Camp** – The gang dormers on the front are overwhelming. Windows on the first floor should be smaller. **Coombs** – On the south elevation the dormer should drop down from the roof and the windows on it should be separated. Agrees with Abby on the windows. The front looks busy, would make the either single windows or split them apart and make them a little wider. Perhaps the dormers should not be flushed. **Patten** – Just concerned about the dormers and the number of French doors.
Motion	**Motion to hold for revisions. (Camp)**
Roll-call Vote	Carried 5-0 // Welch, Pohl, Camp, Coombs, Patten-aye — Certificate # **HDC2023-04-8363**

APPROVED
HDC2022-08-6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

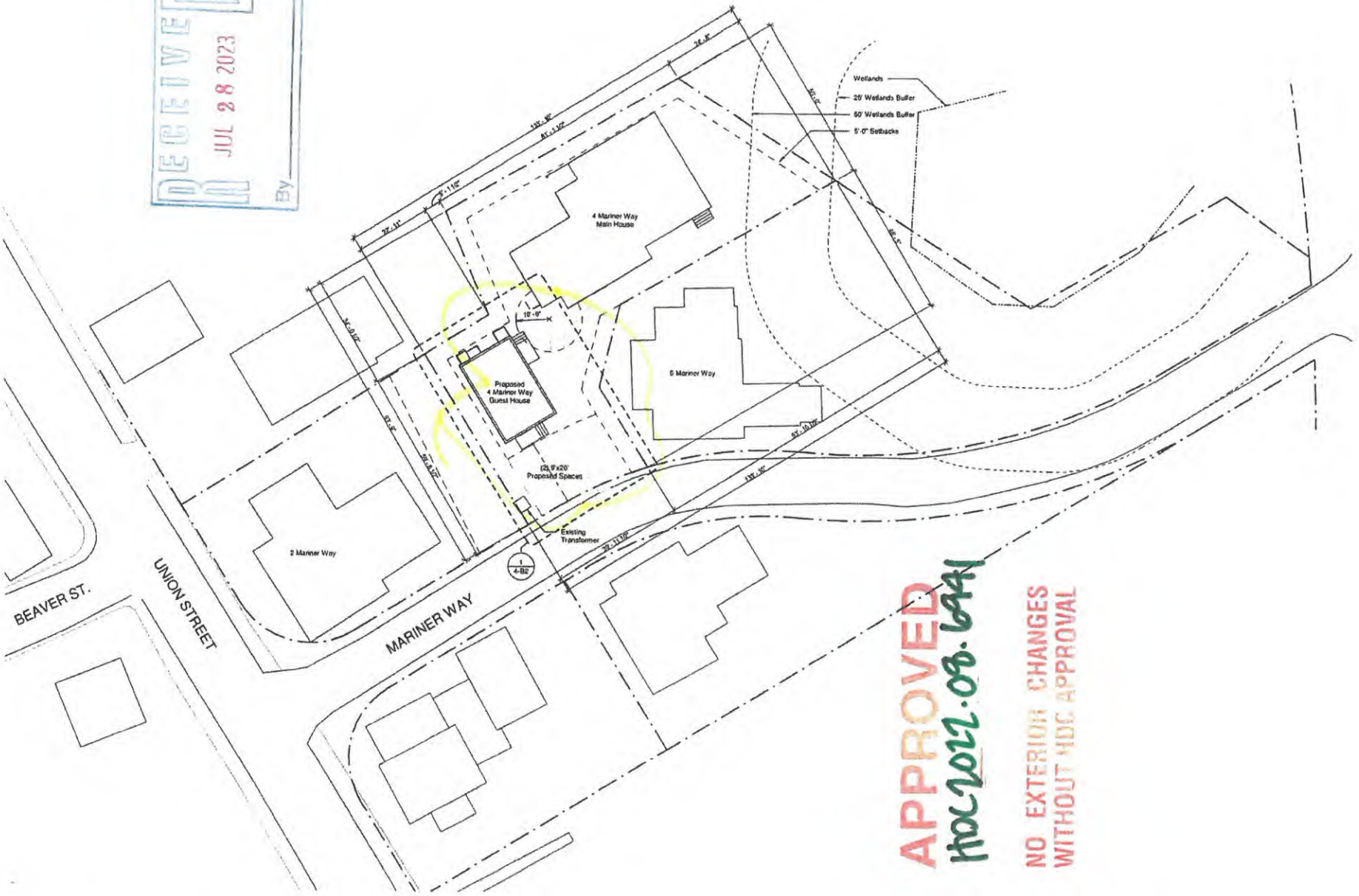
6. Town of Nantucket	20 South Water	Windows	42.4.2/29	SMRT

Voting	Pohl, Welch, Camp, Coombs, Oliver
Alternates	Patten, Paul
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Representing	**Linda Williams**
Public	Brook Meerbergen
Concerns	-
Motion	**Motion to hold for a view, installing a Green Mountain SDL window into any existing window aperture of the applicants choosing on this structure. (Coombs)**
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Oliver-aye — Certificate # **HDC2023-**

APPROVED

REC'D JUL 2 3 2023
By

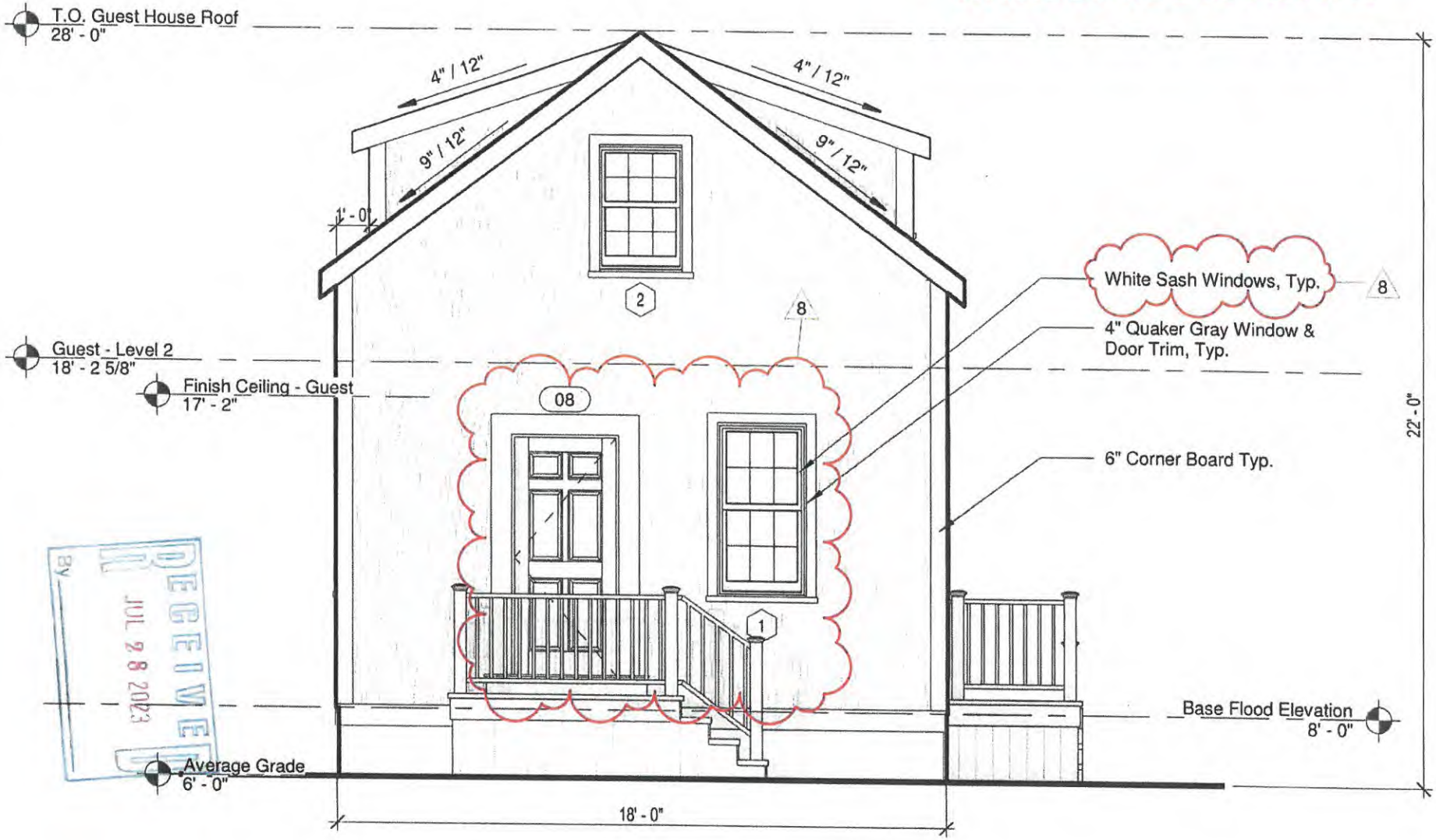
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



4 Mariner Way - Guest House - Site Plan

07/19/2023 - HDC R10

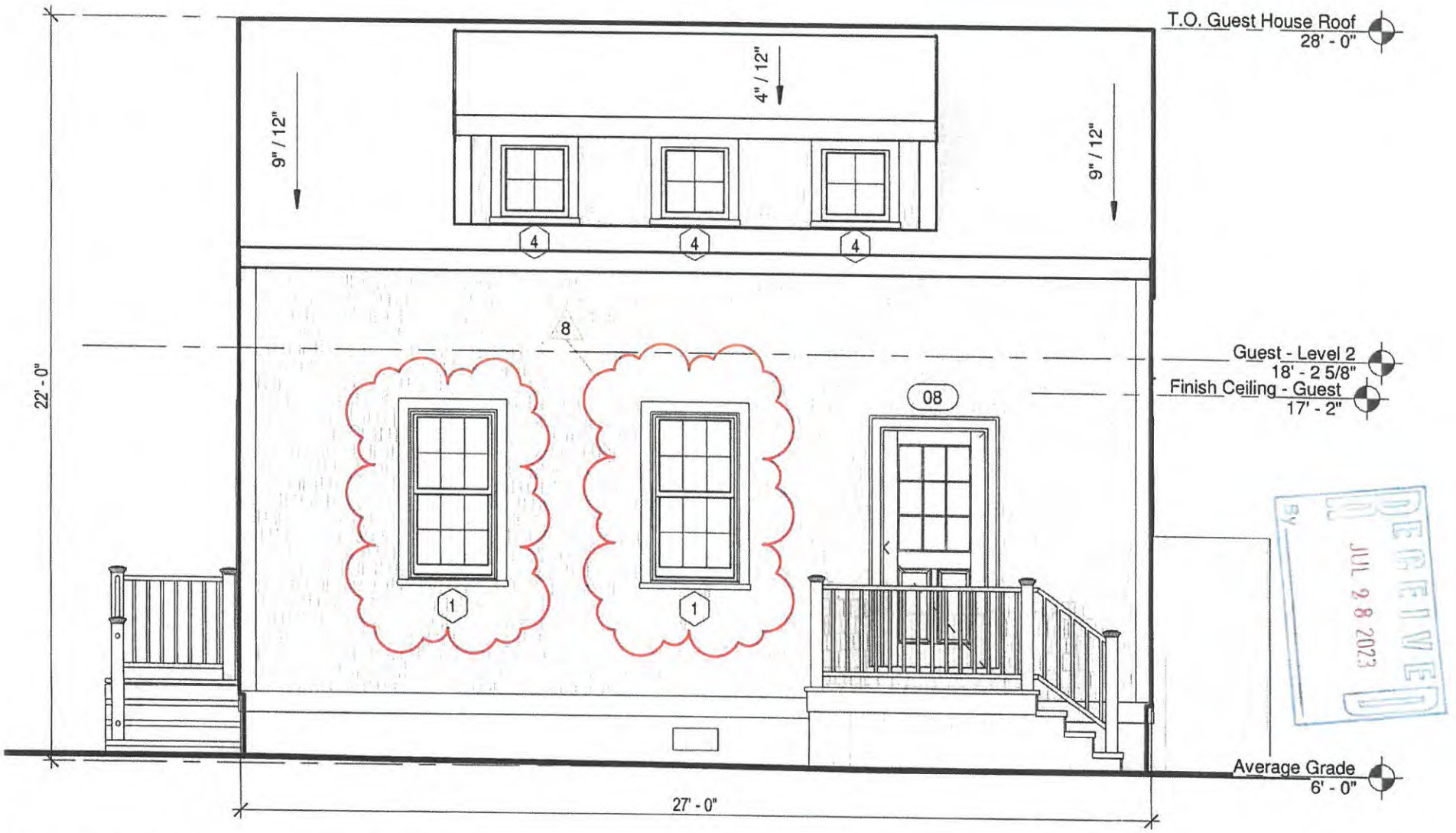
APPROVED
HDC2022-08-6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - South Elevation

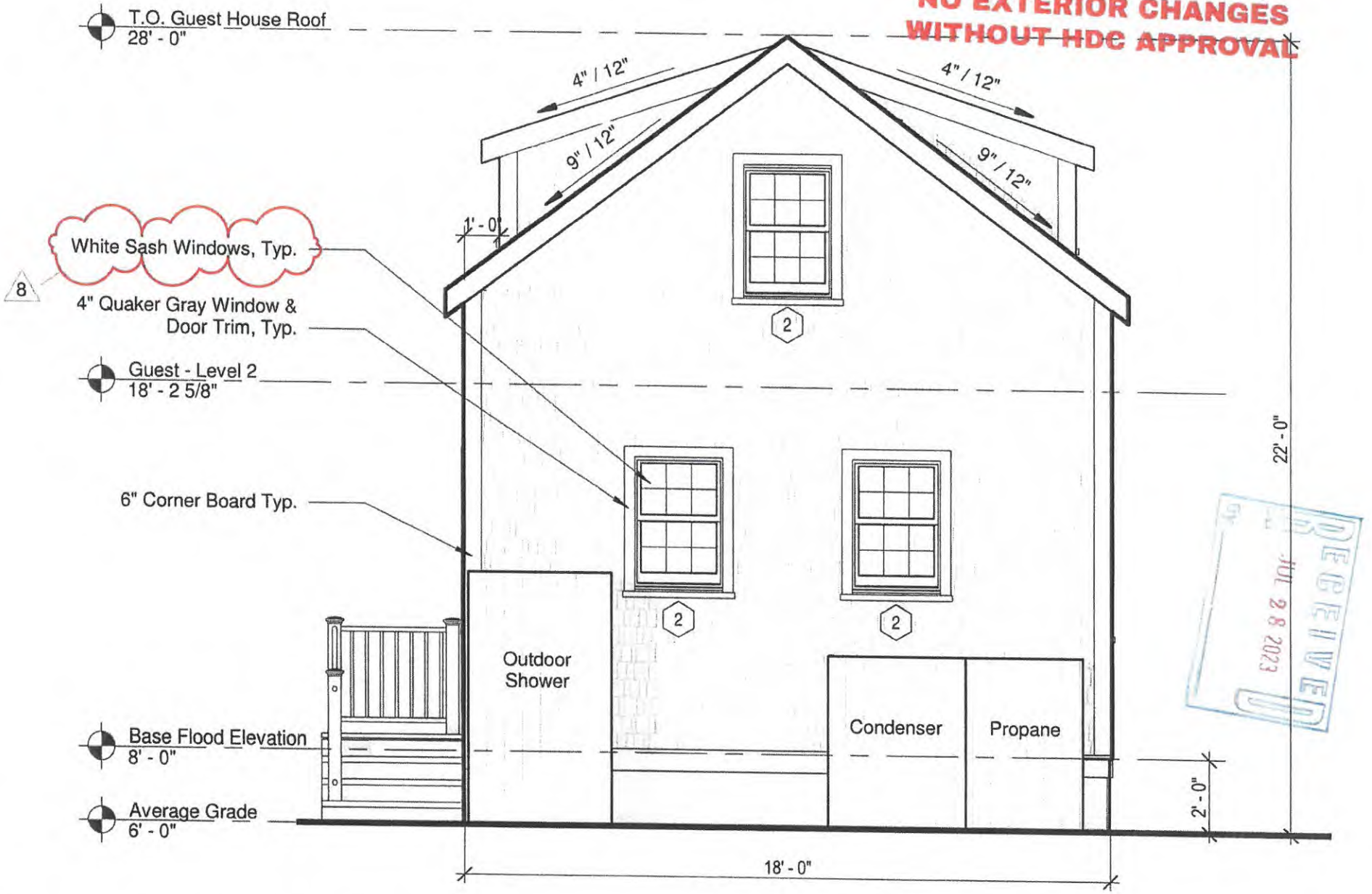
APPROVED
HDC 2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
By

4 Mariner Way - Guest House - East Elevation

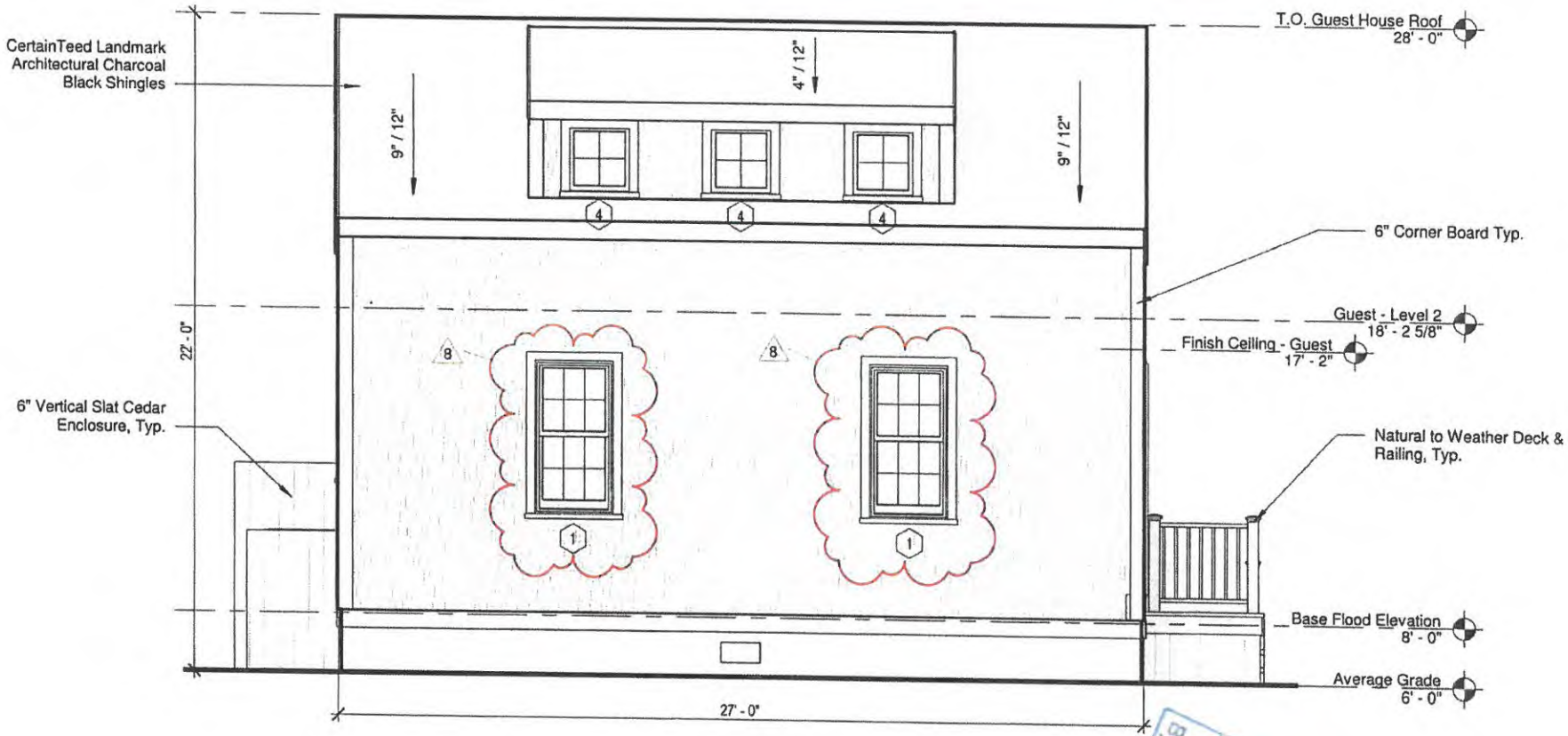
APPROVED
HDC2022.09.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023

4 Mariner Way - Guest House - North Elevation

APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



RECEIVED
JUL 28 2023
BY

4 Mariner Way - Guest House - East Elevation



4 Mariner - Locus Map

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2628	Wood
5	2' - 7 3/8"	4' - 5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material	Function
Exterior									
01	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass	Exterior
02	3' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass	Exterior
03	5' - 0"	7' - 0"	24	2	Therma-Tru Ltd.	Smooth-Star	S92-SDL	Fiberglass	Exterior
08	3' - 0"	7' - 0"	9	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass	Exterior
Interior									
04	2' - 6"	6' - 8"	0	1	Masonite	Solid Core	Logan	MDF	Interior
05	2' - 6"	7' - 0"	0	1	Masonite	Solid Core	Logan	MDF	Interior
06	3' - 0"	7' - 0"	0	1	Masonite	Solid Core	Logan	MDF	Interior
07	4' - 0"	7' - 0"	0	1	Masonite	Solid Core	Logan	MDF	Interior

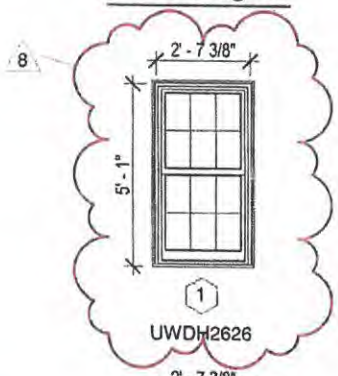
Materials Legend

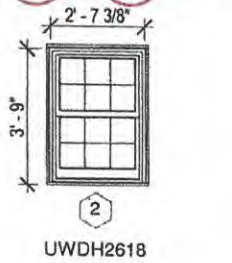
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Quaker Grey	Refer to Window Sched.

MODIFICATIONS | 23.07.17

- Window Type '3' from Last Submission Changed to a Slightly Wider Type '1' to Match Main House
- West Elevation Window Shifted to Align with Dormer Above
- Window Sashes changed from Black to White
- 9-Lite Front Door revised to Match other Mariner Structures with Frontise Trim

Window Legend





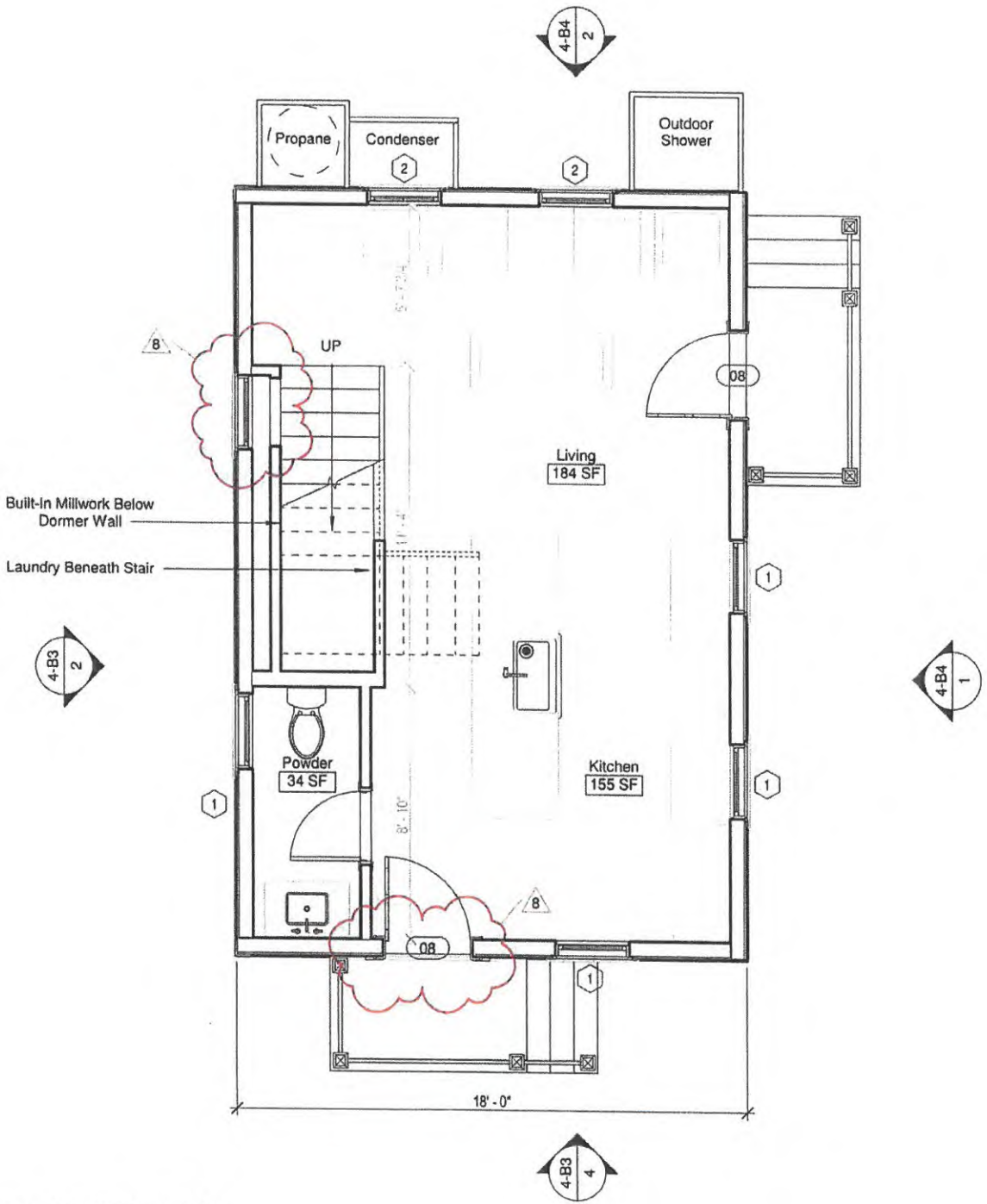




APPROVED
HDC2022.08.6941
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

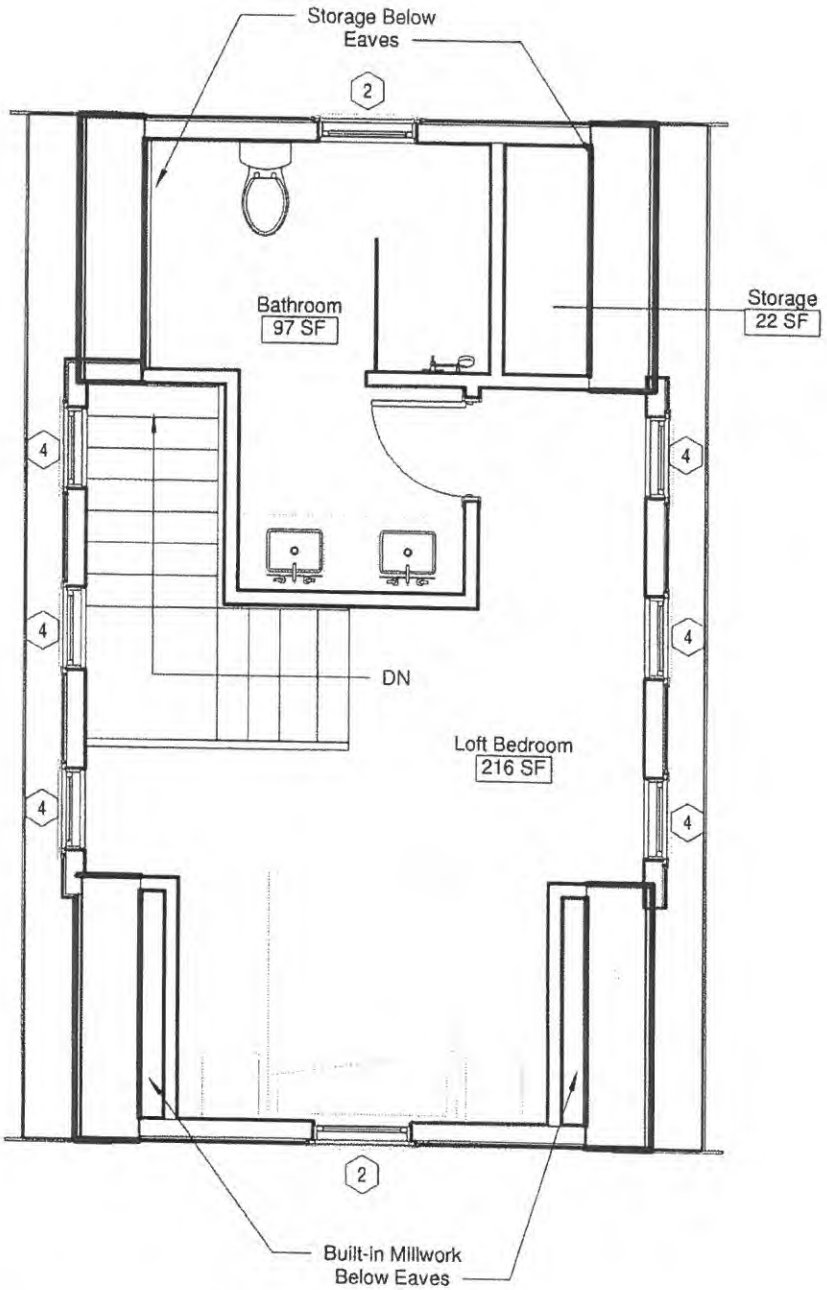
4 Mariner Way - Guest House - Schedules/Legends

07/19/2023 - HDC R10



4 Mariner Way - Guest House - First Floor Plan

07/19/2023 - HDC R10



4 Mariner Way - Guest House - Second Floor Plan

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°: 72

Street & Number of Proposed Work: 4 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR # 304
DANVERS, MA 01923

Contact Phone #: 978-360-9588 E-mail: EDOHERTY@KEMS CORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-08-6939
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

ENCLOSE APPROVED SPLASH POOL IN EXPANSION OF THE APPROVED RAISED DECK - AUTO - COVER - EXPAND DECK RAILING AS WELL

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck NTW/ TIME APPROVED Foundation _____ Fence NTW RAILING Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/7/2023 Signature of owner of record [signature] Signed under penalties of perjury

Town and County of Nantucket, MA

December 21, 2023



Property Information

Property ID	55.1.4 72
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Town and County of Nantucket, MA

December 18, 2023



Property Information

Property ID	55.1.4 72
Location	4 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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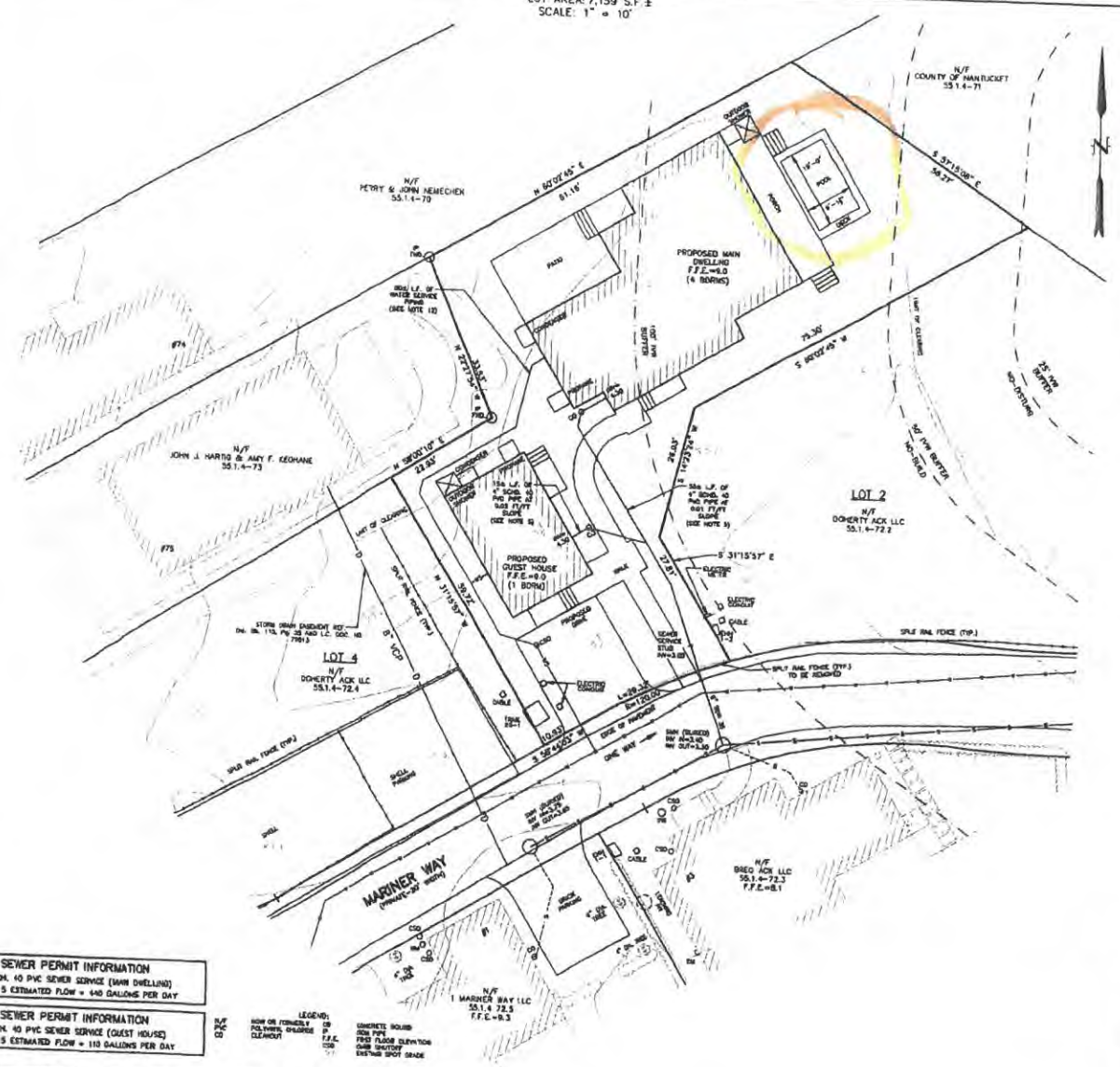
Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'

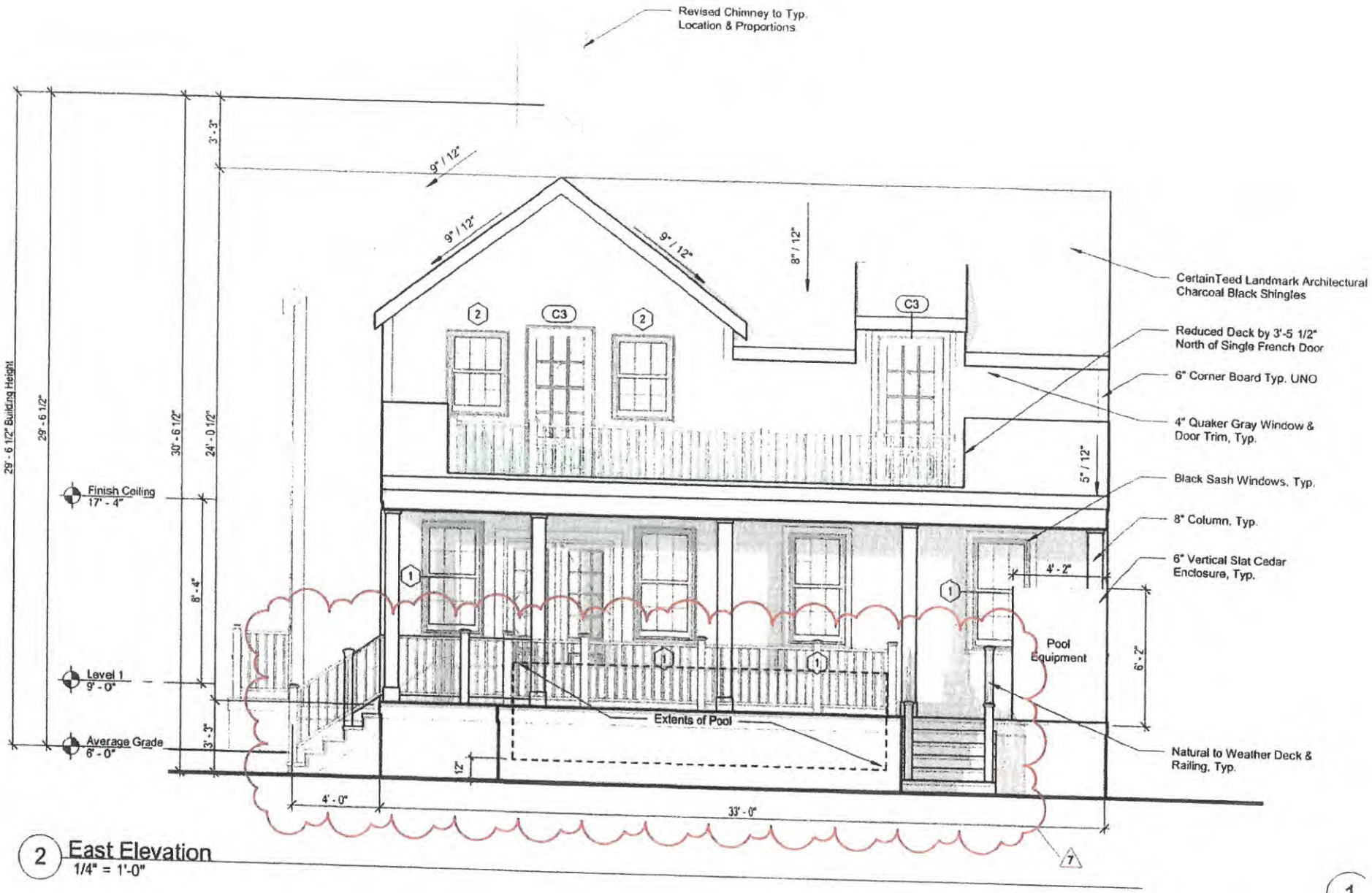

N/F
COUNTY OF NANTUCKET
55.1.4-71
N/F
PERRY & JOHN NEMECHEK
55.1.4-79
PROPOSED MAIN DWELLING
F.F.E.=8.0
(4 BDRMS)
PROPOSED GUEST HOUSE
F.F.E.=8.0
(1 BDRM)
LOT 2
N/F
DOHERTY ACK LLC
55.1.4-72.2
LOT 4
N/F
DOHERTY ACK LLC
55.1.4-72.4
N/F
JOHN J. HARTIG & AMY F. KEOHANE
55.1.4-73
N/F
BREQ ACK LLC
55.1.4-72.3
F.F.E.=8.1
N/F
1 MARINER WAY LLC
55.1.4 72.5
F.F.E.=9.3
MARINER WAY
(PRIVATE-30' WIDE)
SITE
SPLIT RAIL FENCE (TYP.)
LIMIT OF CLEARING
50' TPW BUFFER
25' WPR BUFFER
NON-DISTURB
STORM DRAIN EASEMENT REF.
Dkt. Bk. 113, Pg. 35 AND LC. DOC. NO. 7391
ONE WAY
DRIVEWAY
PROPOSED DRIVE
SEWER SERVICE STUB INV=3.00
ELECTRIC MANHOLE
CABLE
TRANSFORMER
CONCRETE
PAVED
GRASS
SHED
PROPANE
AC
FOUNDATION
PORCH
POOL
DECK
CB
DMH
SMH
WV
FH
GAS
SEPTIC TANK
SEPTIC LEACHING AREA
SEPTIC TANK MANHOLE
SEPTIC TANK MANHOLE
SEPTIC TANK MANHOLE



1 South Elevation - Mariner Way
1/4" = 1'-0"



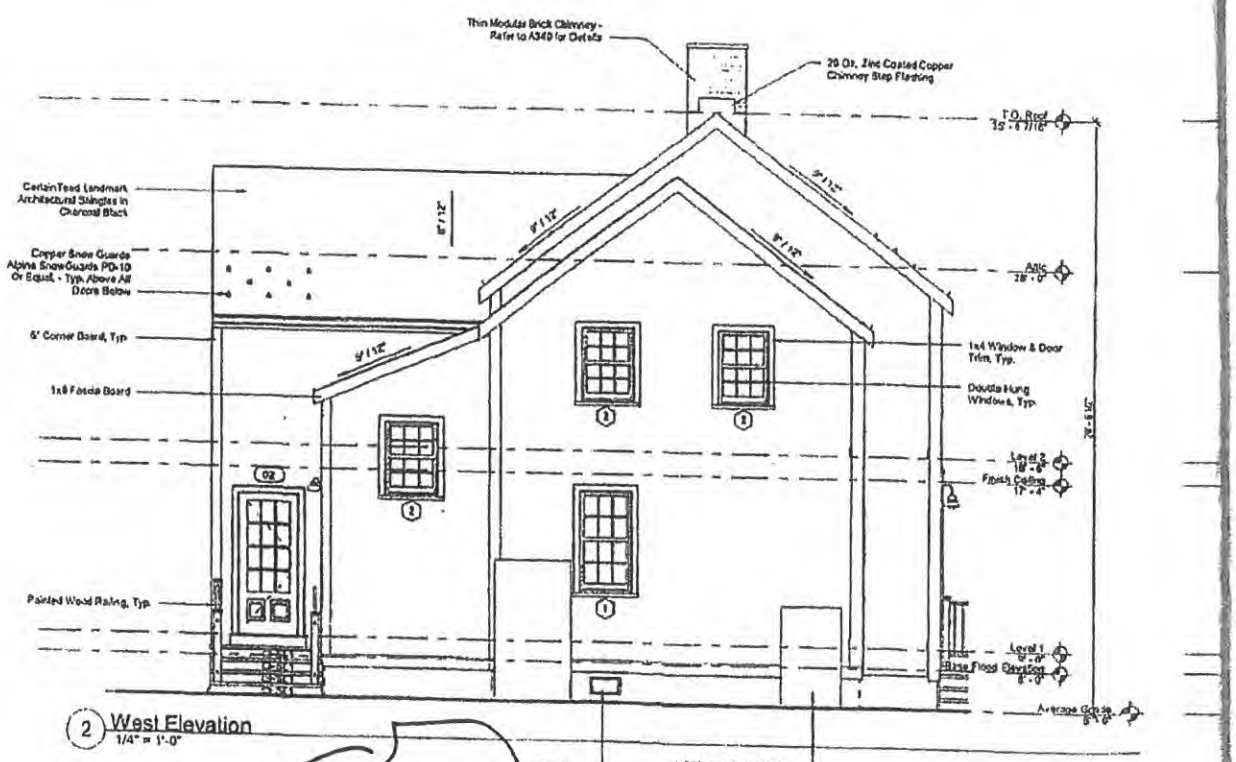
1 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

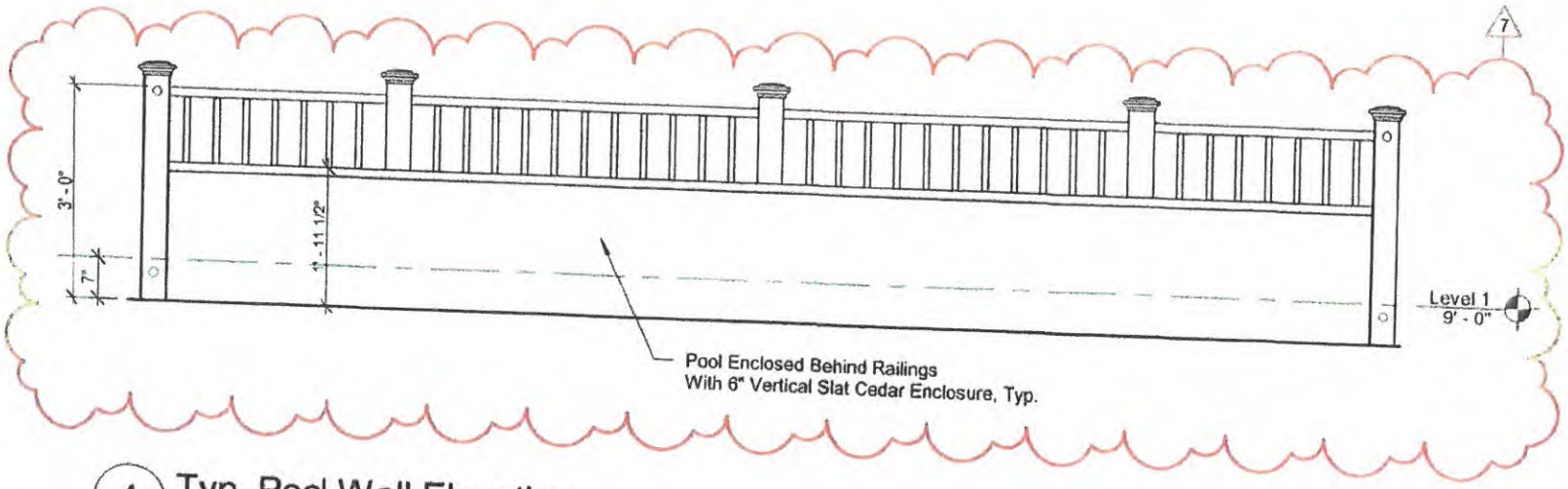
1

4 Guest House - West Elevation
1/4" = 1'-0"

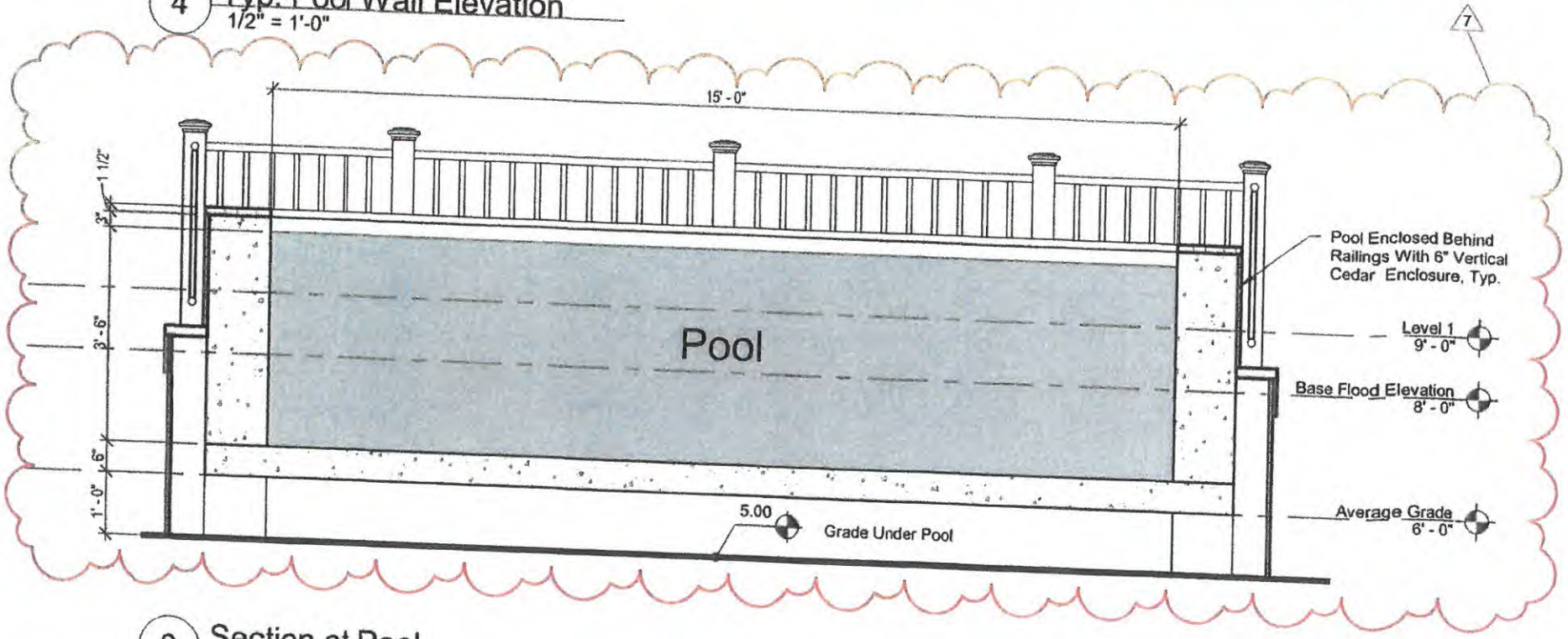


2 West Elevation
1/4" = 1'-0"

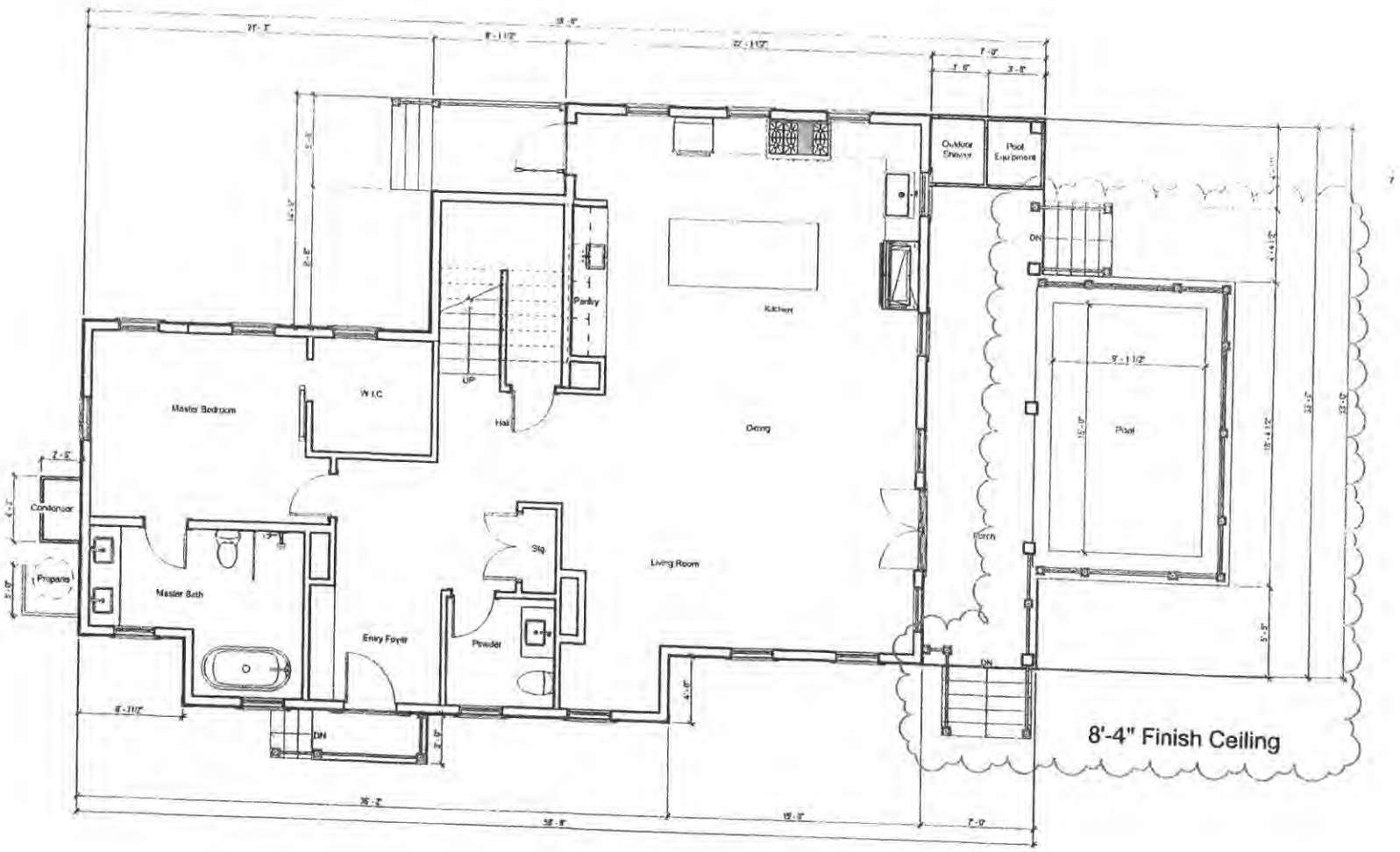
NO CHANGE



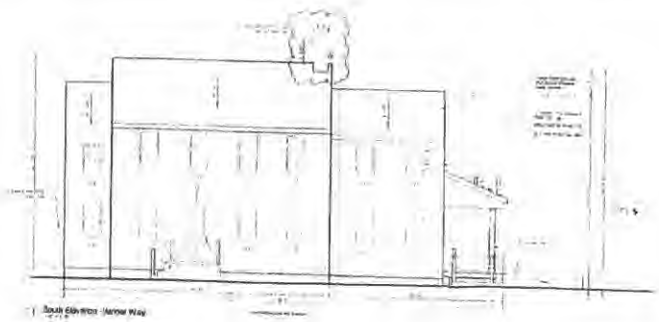
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



3 Section at Pool
1/2" = 1'-0"



1 Main House - Level 1
1/4" = 1'-0"



1 South Elevation - Mariner Way

Previous South Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

Window Schedule

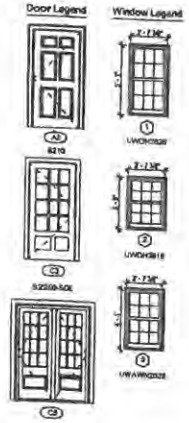
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	3'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2'-7 3/8"	3'-9"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3818	Wood
4	2'-2"	3'-4 1/2"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWR2628	Wood
5	2'-7 3/8"	4'-5"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3422	Wood

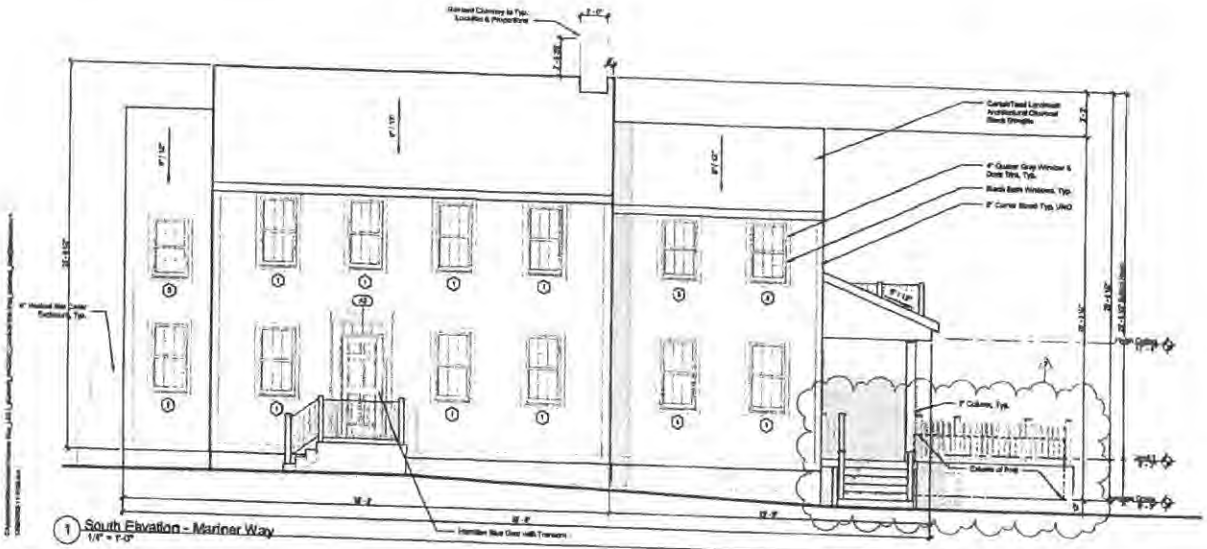
Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3'-0"	7'-0"	6	7	Therma-Tru Ltd.	Smooth-Star	S250-SDL	Fiberglass
C2	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	3'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
3	12'-0"	6'-6"	6	6	Overhead Door Corporation	Pancon	2560-PRO	Sequoia Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PS415	Refer to Door Schedule
Auxiliary Doors	Therma Tru	Smooth Star	Black	Refer to Door Schedule
Outdoor Stones			Natural Cedar	8" Vertical Planks
Roof	Cedar/Tree	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Cluster Gray	Tail
Windows	Marvin	Ultimate Wood	Black Sink	Refer to Window Schedule





1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
[illegible] Corporation
[illegible]
Lynnfield, MA 01940
(781) 643-[illegible]

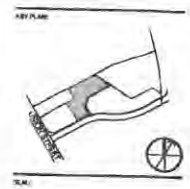
Civil Engineer:
Montecalvo Surveyors,
6 Whaly Way,
Manchester, MA 02556
(508) 228-[illegible]

Structural Engineer:
Rosens And Guarnaccia LLC
[illegible] Trade Center, Suite 3540
Woburn, MA 01801
(617) 926-1700 x 202

Landscape Architect:
Vertical Landscape Architecture
[illegible] Harvard Street, Suite 29
Brookline MA 02446
(617) 735-1150

Energy Rater:
Pure Energy Raters LLC
Mills, MA 02054
(508) 631-[illegible]

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

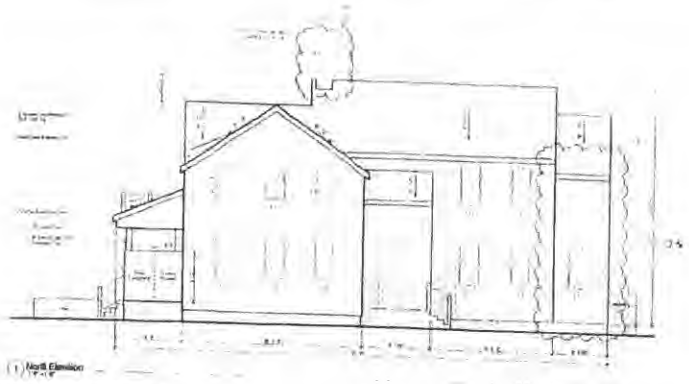
PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	23.12.05	HDC Revisions
4	23.01.26	HDC Revisions_36
5	23.03.21	HDC Revisions_48
6	23.04.18	HDC Revisions_47
7	23.12.26	HDC Pool Revision

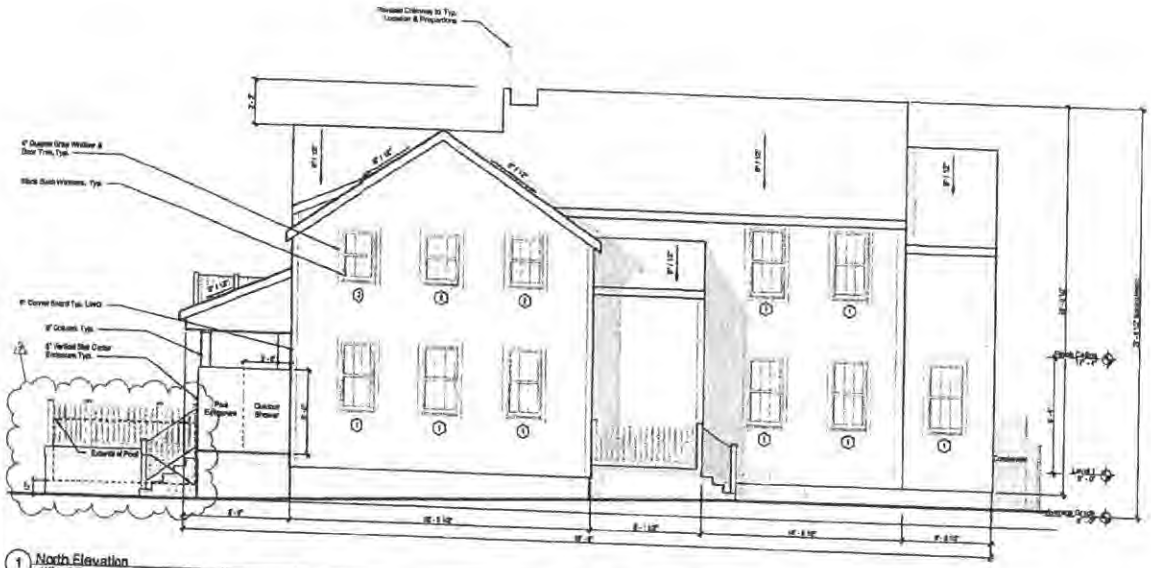
SHEET #:
4-A4



1 North Elevation

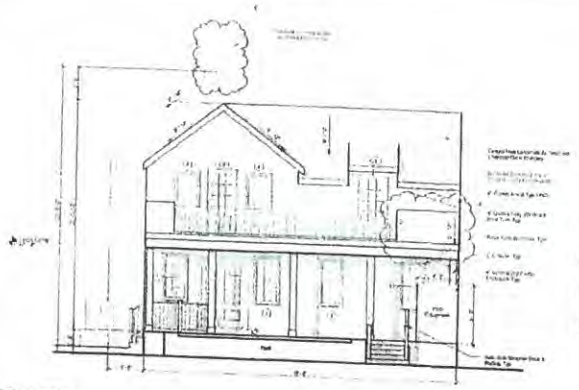
Previous North Elevation - 05/05/2023

MODIFICATIONS | 23.12.26
- Revised Pool Per ConComm Approval
W/ Bottom of Pool Set at 12" Above Grade
& Pool Fully Captured By Deck


Revised Chimney to Typ. Location & Proportions
6" Dupont Grey Window & Door Trim, Typ.
Black Sash Windows, Typ.
6" Corner Board Typ. Unno.
8" Column, Typ.
6" Vertical Slat Cedar Enclosure, Typ.
Pool Equipment
Outdoor Shower
Extents of Pool
Deck Below
Landing Below
Finished Grade Below
8'-1 1/2"
8'-1 1/2"
8'-1 1/2"

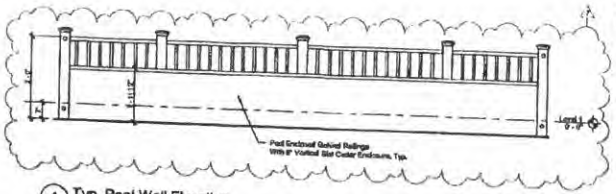
MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

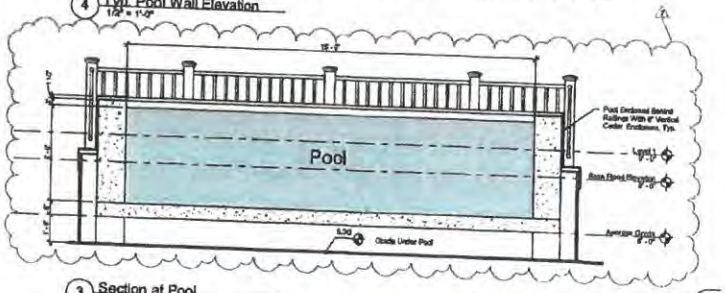


2 East Elevation
1/4" = 1'-0"

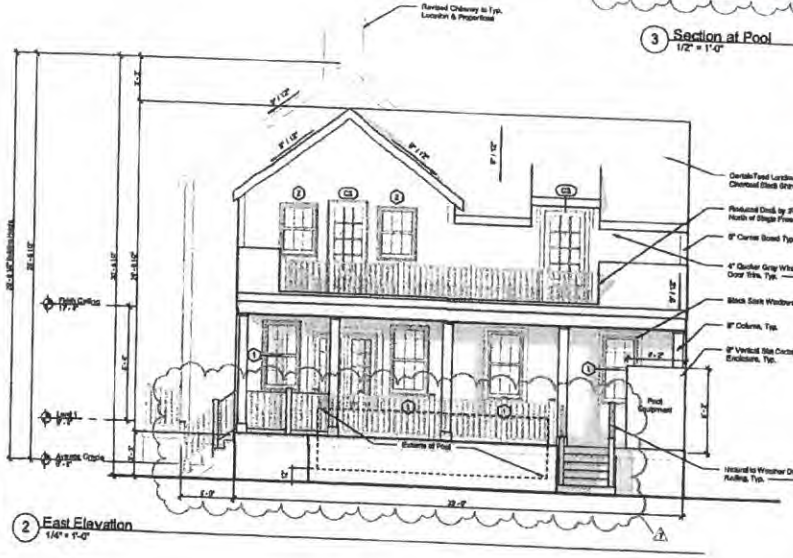
Previous East & West Elevations - 03/21/2023



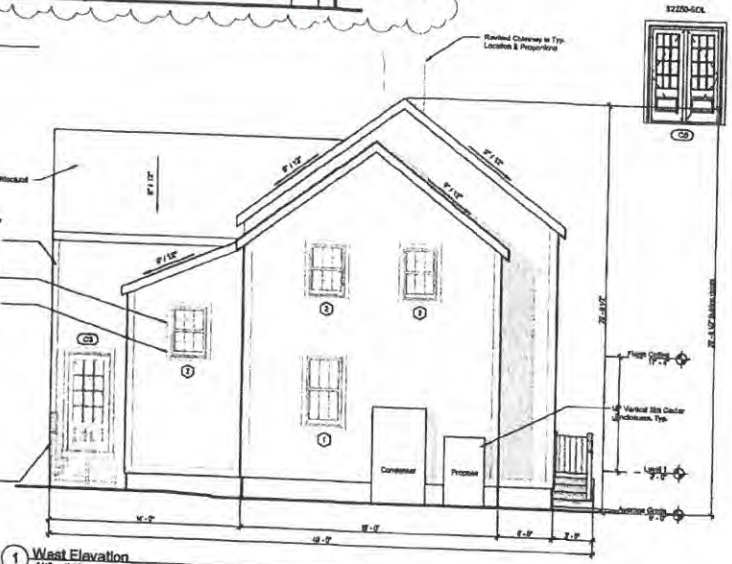
4 Typ. Pool Wall Elevation
1/2" = 1'-0"



3 Section at Pool
1/2" = 1'-0"



2 East Elevation
1/4" = 1'-0"



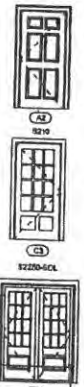
1 West Elevation
1/4" = 1'-0"

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-7 3/8"	3'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2628	Wood
2	2'-7 3/8"	7'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3016	Wood
4	7'-3"	3'-1 1/8"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWH3628	Wood
5	2'-7 3/8"	5'-1"	6	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2432	Wood

Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A3	3'-7"	7'-0"	6	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3'-0"	7'-0"	9	2	Therma-Tru Ltd.	Smooth-Star	S262-SDL	Fiberglass
C2	6'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	6'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
E	16'-0"	8'-0"	6	6	Overhead Door Corporation	Panorn	9160-PRS	Insulated Wood

Materials Legend					
Material	Manufacturer	Product Line	Color	Dimension	
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - SW 6510	Refer to Door Sched.	
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched.	
Outdoor Shower				Refer to Door Sched.	
Roof	CertainTeed	Landmark Architectural	Rustical Cedar	6" Vertical Planks	
Shingles			Charcoal Black	Tall Fences	
Trim			Natural Cedar		
Windows	Ultimate	Ultimate Wood	Quaker Gray	Tile	
			Black Sash	Refer to Window Sched.	

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM

Owners:
ICEBB Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2999

Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0340

Structural Engineer
Rosens And Associates LLC.
320 Turnpike Center, Suite 3540
Woburn, MA 01801
(617) 426-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
315 Harvard Street, Suite 25
Brookline MA, 02446
(617)735-1190

Energy Rater:
Home Energy Raters LLC.
Mills, MA 02054
(508) 831-8833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #:	70270.0
ISSUE DATE:	04/18/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	SS
CHECKED BY:	RS

SHEET NAME:

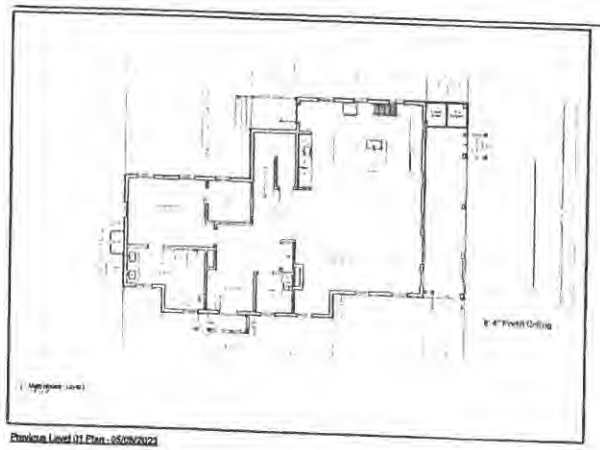
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	24.01.26	HDC Revisions_RS
5	23.03.21	HDC Revisions_RS
6	23.04.18	HDC Revisions_RS
7	23.12.26	HDC Pool Revision

SHEET #:

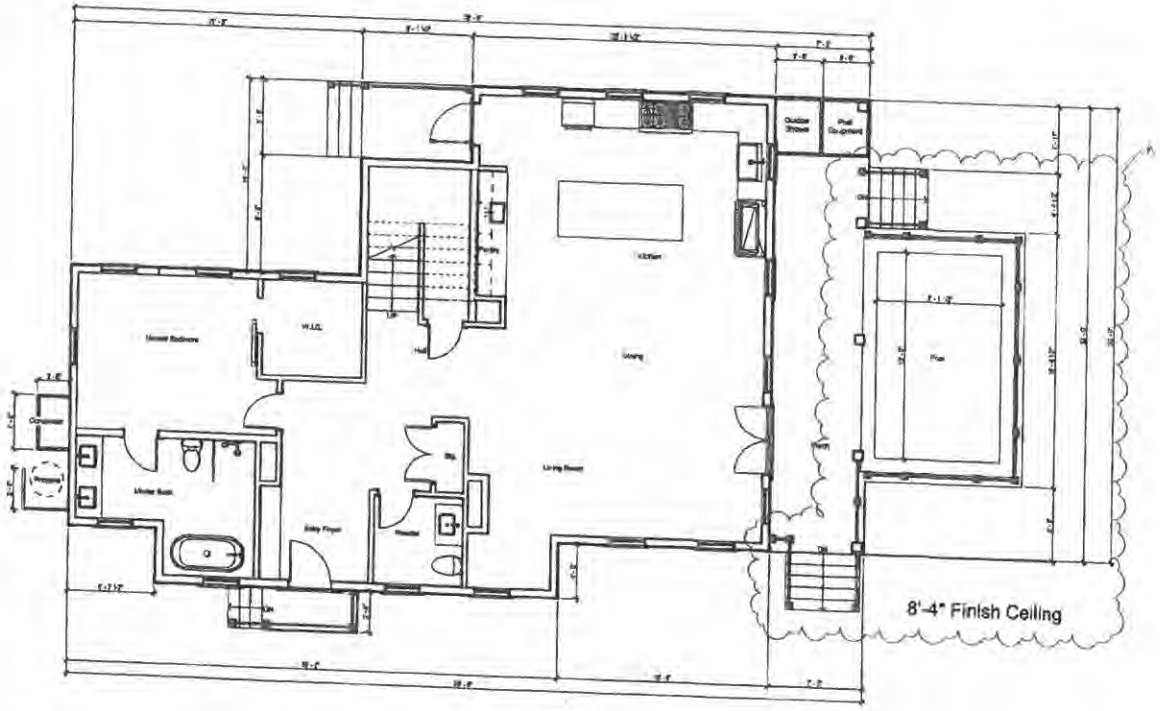
4-A6



Previous Level 01 Plan - 05/09/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEBB Corporation
200 Broadway Suite #101
Lynnfield, MA 01940
(781) 643-2898

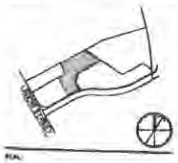
Civil Engineer:
Nantucket Surveyors,
6 Whaly Way,
Nantucket, MA 02554
(508) 328-0343

Structural Engineer:
Bacon And Guarnacino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 526-1708 x 302

Landscape Architect:
Vanderli Landscape Architecture
318 Harvard Street, Suite 15
Brookline MA 02446
(617)738-1180

Living Roof:
Here Energy Bakers LLC.
Mills, MA 02054
(508) 631-0833

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0279.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: SB
CHECKED BY: RB

SHEET NAME:
Main House - Level 1 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
3	23.01.09	HDC Revisions_RM.2
4	23.01.09	HDC Revisions_RB
5	23.02.21	HDC Revisions_RB
7	23.12.26	HDC Pool Revision

SHEET #
4-A2

MARINER WAY – SUPPORT PICTURES FOR POOLS

2/4/6 MARINER WAY



REAR – EAST ELEVATION OF 2 MARINER WAY



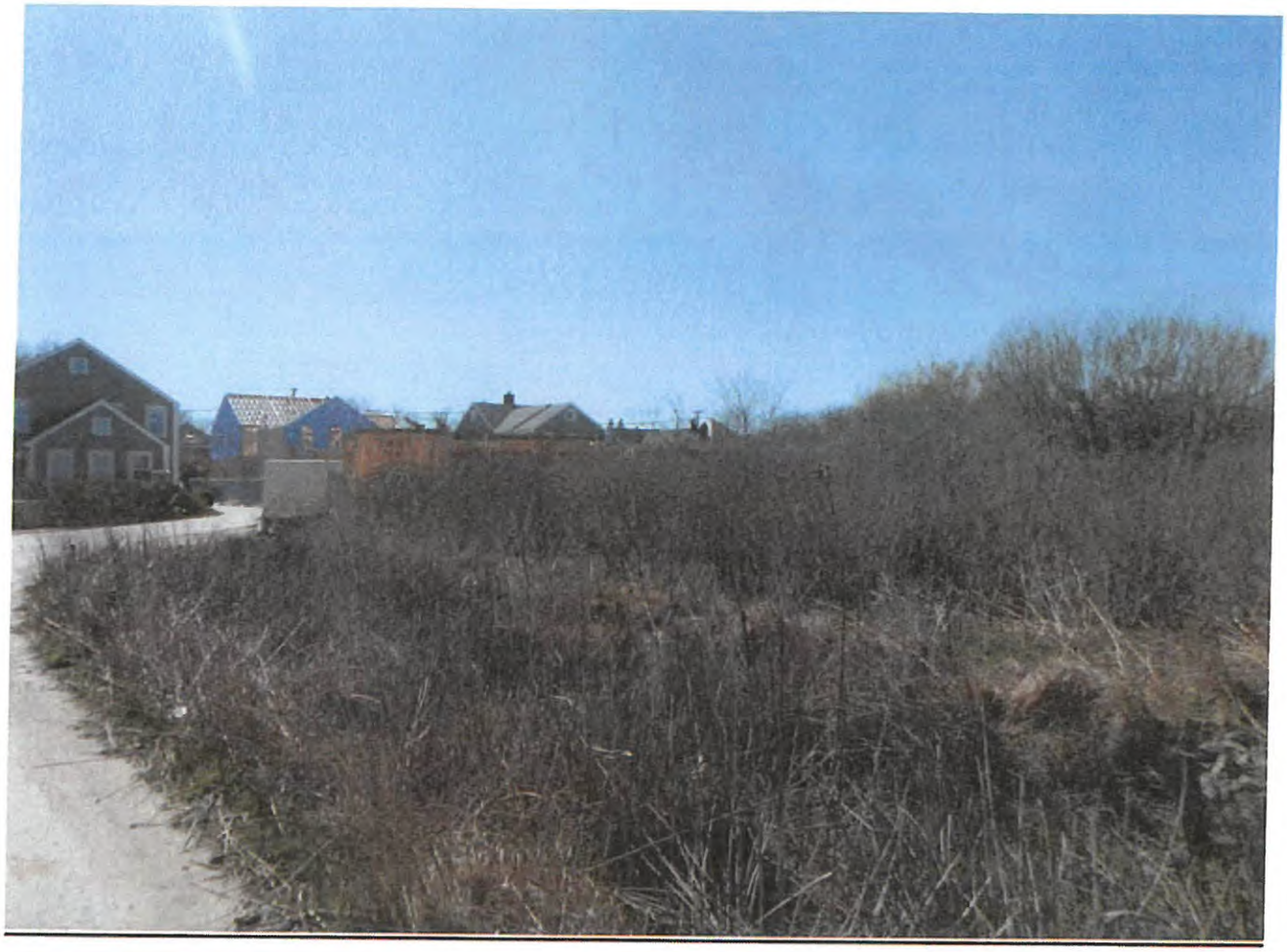
FRONT - SOUTH ELEVATION OF 4 MARINER WAY – WEST ELEVATION OF 6 MARINER WAY



TOWARDS REAR – EAST ELEVATIONS OF 6 ON THE LEFT AND 4 ON THE RIGHT MARINER WAY



VIEW FROM WASHINGTON STREET EXTENSION UP MARINER WAY – NO DISTURB BUFFER





CLOSE UP





CLOSE UP



NO DISTURB LINE MARKED IN RED



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020: https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-72 Address : 4 MARINER WAY
N/A	~~Copy of Minutes~~ (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4 - 72
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below



4 Mariner - Locus Map

MODIFICATIONS | 24.03.27

- No Site Plan Modifications



1 LOT 1 Site Plan
1/16" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KSMS Corporation
208 Broadway Suite #103
Lynnfield, MA 01940
(781) 942-2998

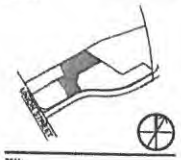
Civil Engineer:
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Quarrucine LLC.
300 Trade Center, Suite 3540
Watsons, MA 01801
(617) 928-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hors Energy Raters LLC.
Millis, MA 02054
(508) 831-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: PO270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Site Plan

DRAWING HISTORY:

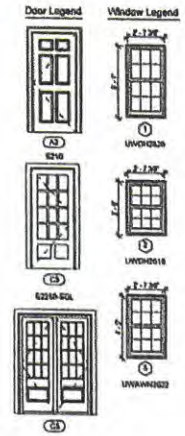
NO.	DATE	DESCRIPTION

SHEET #
4-A1

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	3' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2826	Wood
2	2' - 7 3/8"	3' - 8"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2818	Wood
4	2' - 2"	2' - 8 3/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWAWN2829	Wood
5	2' - 7 3/8"	4' - 1"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

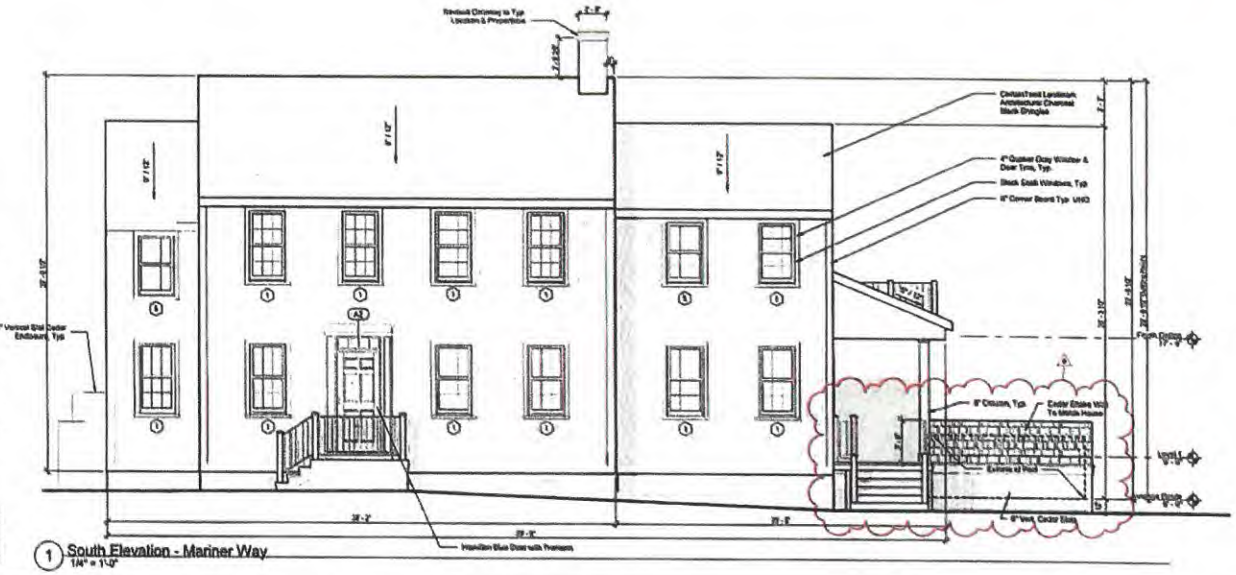
Door Schedule								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 9"	9	6	Therma-Tru Ltd.	Smooth-Star	S210	Fiberglass
B	3' - 0"	7' - 9"	9	2	Therma-Tru Ltd.	Smooth-Star	S202-SDL	Fiberglass
C2	6' - 0"	7' - 9"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
C3	3' - 0"	7' - 9"	12	1	Therma-Tru Ltd.	Smooth-Star	S2250-SDL	Fiberglass
E	12' - 0"	8' - 0"	9	8	Overhead Door Corporation	Parson	0000-FW3	Insulated Wood

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - P5415	Refer to Door Sched
Anchorage Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched
Customer Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x8 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched



MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
208 Broadway Suite 8103
Lynnfield, MA 01940
(781) 942-2898

Civil Engineer:
Nonbasket Surveyors,
5 Windy Way,
Hornbrook, MA 02554
(508) 228-0240

Structural Engineer:
Roberts And Guerrazzino LLC.
303 Trade Center, Suite 3540
Woburn, MA 01801
(617) 926-1703 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)738-1162

Energy Rater:
Hero Energy Raters LLC.
Mills, MA 02054
(508) 931-4033

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: SS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7
7	23.12.26	HDC Pool Revision
8	24.03.27	ConCorsin Pool

SHEET #
4-A4

Window Schedule

Type Mark	Width	Height	Litns	Window Type	Manufacturer	Series	Model	Frame
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH7029	Wood
2	2' - 7 3/8"	3' - 9"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3518	Wood
4	2' - 2"	2' - 4 1/16"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWWAN2628	Wood
5	2' - 7 3/8"	4' - 1"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

Door Schedule

Type Mark	Width	Height	Litns	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	S316	Fiberglass
B	3' - 0"	7' - 0"	0	3	Therma-Tru Ltd.	Smooth-Star	S362-SDL	Fiberglass
C3	6' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S3250-SDL	Fiberglass
C5	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	S3250-SDL	Fiberglass
E	10' - 0"	8' - 0"	0	8	Overhead Door Corporation	Person	8082-PWS	Insulated Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru	Smooth Star	Hawken Blue - PS416	Refer to Door Sched.
Ancillary Doors	Therma Tru	Smooth Star	White	Refer to Door Sched.
Outdoor Shower			Natural Cedar	4" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	1x4
Windows	Marvin	Ultimate Wood	Black Sash	Refer to Window Sched.

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

Door Legend



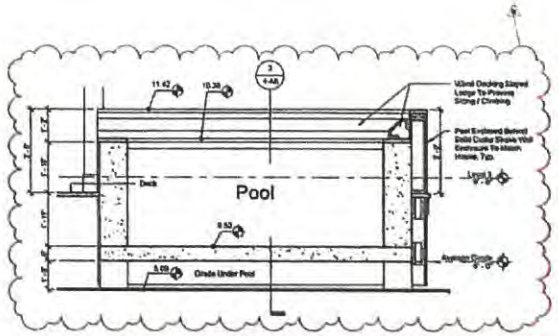
Window Legend



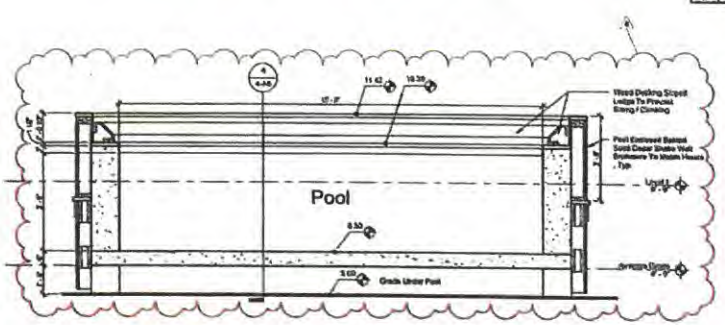

Revised Chimney to Typ Location & Proportions
6" Quaker Gray Window & Door Trim, Typ
Black Sash Windows, Typ.
5" Corner Board Typ. UNO
5" Casings, Typ
6" Vertical Slat Cedar Enclosure, Typ.
Cedar Shake Solid Wall To Match House
Pool Equipment
Outdoor Shower
Extents of Pool
6" Vertical Cedar Slats
Ridge Chimney 37' - 1 1/2"
Typ Eave 27' - 6"
Typ Gable 31' - 6

MODIFICATIONS | 24.03.27

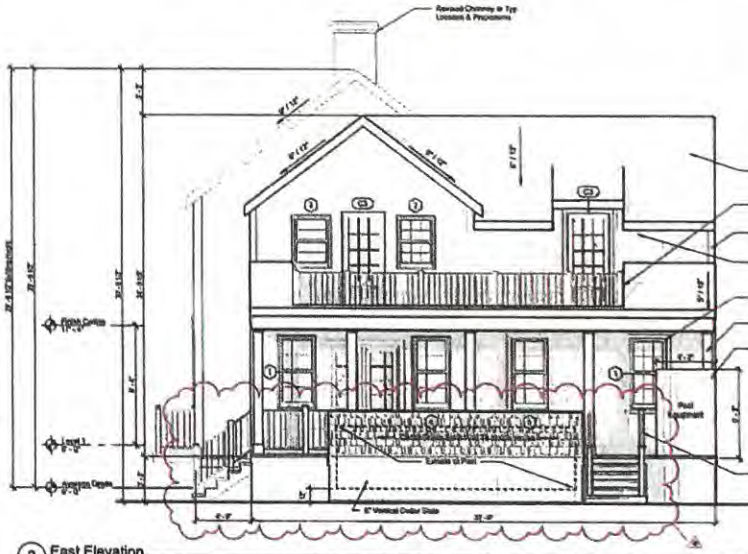
- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



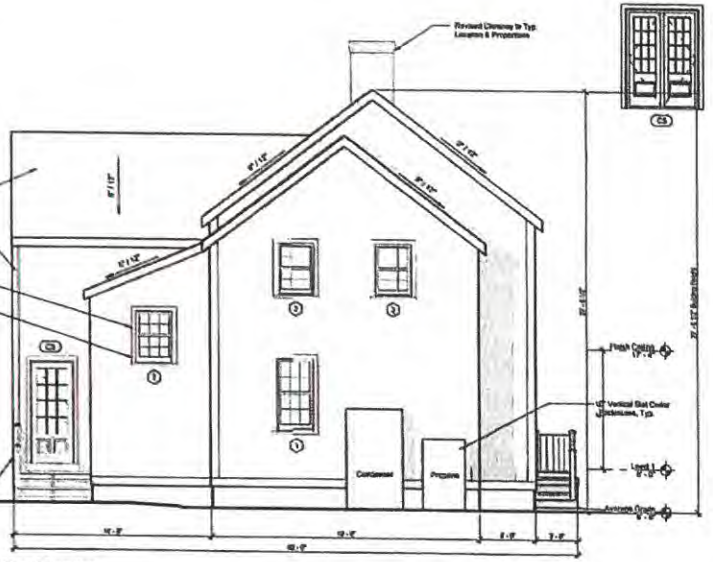
4 Short Section at Pool
1/2" = 1'-0"



3 Long Section at Pool
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Frame
1	2'-2 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3626	Wood
2	2'-1 3/8"	3'-0"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH3018	Wood
3	2'-0"	2'-1 3/8"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2620	Wood
5	2'-1 3/8"	4'-3"	4	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2422	Wood

Door Schedule

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	9	6	Therma-Tru Ltd.	Smooth-Star	S218	Fiberglass
B	3'-0"	7'-0"	6	2	Therma-Tru Ltd.	Smooth-Star	S282-SDL	Fiberglass
C2	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S3250-SDL	Fiberglass
C3	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2760-SDL	Fiberglass
E	9'0" - 0"	9'-0"	8	6	Overhead Door Corporation	Person	8462-PW1	Pressed Wood

Materials Legend

Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma Tru	Smooth Star	Hamilton Blue - PS416	Refer to Door Sched
Ancillary Doors	Therma Tru	Smooth Star	Black	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Charcoal Black	1x6 Fascia
Shingles			Natural Cedar	
Trim			Quaker Gray	Typ
Windows	Marvin	Ultimate Wood	Black Black	Refer to Window Sched

Door Legend



Window Legend



Finegold Alexander Architects

PROJECT TEAM:

OWNER:
KEMA Cooperative
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 942-2000

Civil Engineer:
Nantasket Surveyors,
8 Windy Way,
Hanover, MA 02554
(508) 228-0240

Structural Engineer:
Rosenau And Associates LLC.
339 Trade Center, Suite 3540
Woburn, MA 01801
(617) 528-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)738-1180

Energy Rater:
Horn Energy Raters LLC.
Hull, MA 02054
(508) 631-6053

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
4 Mariner Way | Lot 1

PROJECT #: P0278.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: RS
CHECKED BY: RB

SHEET NAME:
Main House - Exterior Elevations

DRAWING HISTORY:

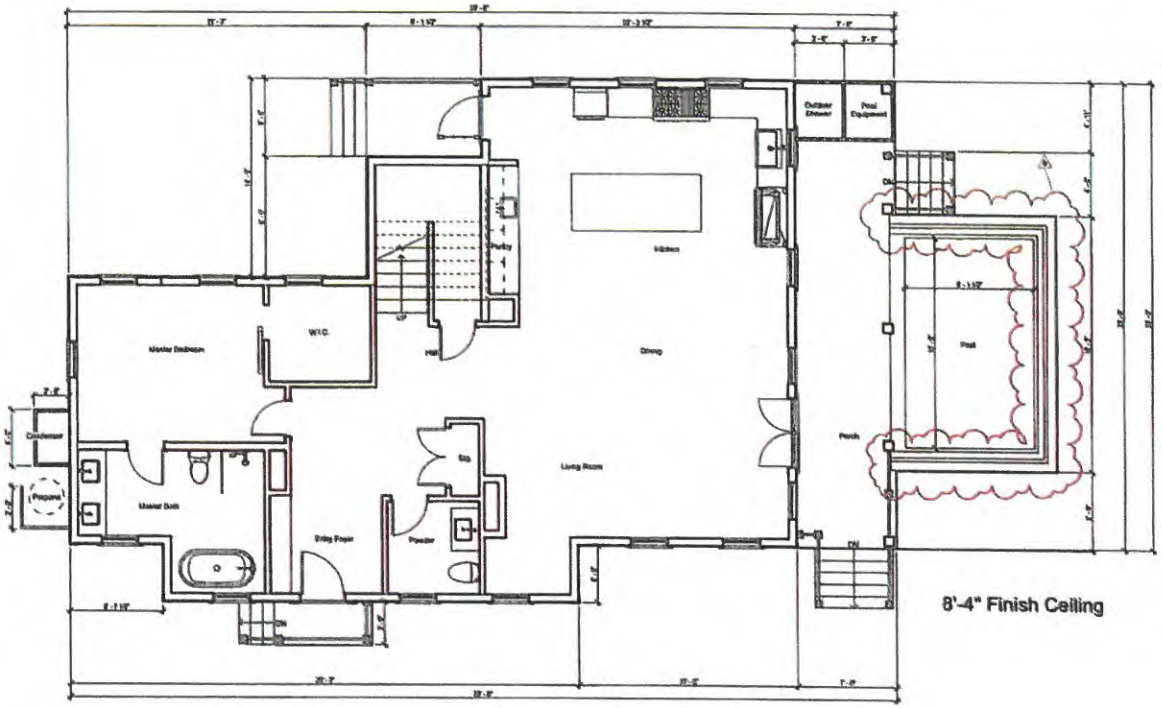
NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions, RS
4	23.03.21	HDC Revisions, RB
5	23.04.19	HDC Revisions, RS
6	24.03.27	ConCretion Pool

SHEET #:

4-A6

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



8'-4" Finish Ceiling

1 Main House - Level 1
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
RESIS Corporation
203 Broadway Suite 6103
Lynnfield, MA 01940
(781) 842-2086

Civil Engineer:
Nantucket Surveyors,
8 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Guarnerius LLC.
308 Trade Center, Suite 3340
Woburn, MA 01801
(617) 928-1700 x 202

Landscape Architect:
Ventura Landscape Architecture
310 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hero Energy Raters LLC.
Milton, MA 02054
(508) 631-0033

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

4 Mariner Way | Lot 1

PROJECT #: 06276.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:

Main House - Level 1 Plan

DRAWING HISTORY:

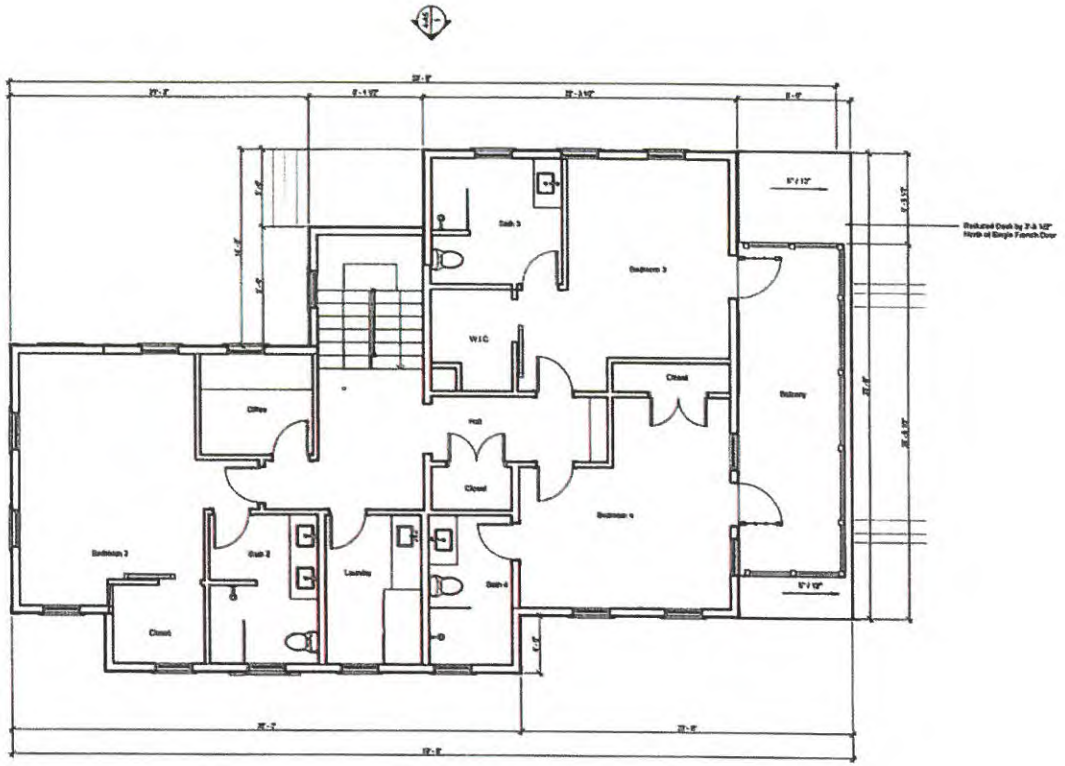
NO.	DATE	DESCRIPTION
1	22.11.08	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.09	HDC Revisions, No 2
4	23.01.20	HDC Revisions, R6
5	23.03.21	HDC Revisions, R6
6	24.03.27	ConCom's Pool

SHEET #

4-A2

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications



1 Main House - Level 2
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMS Corporation
200 Broadway Suite #103
Lynnfield, MA 01940
(781) 842-2098

Civil Engineer
Nantucket Surveyors,
5 Windy Way,
Nantucket, MA 02554
(508) 229-0249

Structural Engineer
Reeves And Gearrasine LLC.
303 Trees Center, Suite 3540
Woburn, MA 01801
(617) 626-1703 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Cambridge MA 02446
(617)735-1180

Energy Rater
Mass Energy Raters LLC.
Millis, MA 02054
(508) 631-0833

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
4 Mariner Way | Lot 1

PROJECT #: PG270.0
ISSUE DATE: 04/19/2023
PROJECT STATUS: HDC Submission
DRAWN BY: BS
CHECKED BY: RB

SHEET NAME:
Main House - Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	23.12.20	HDC Revisions
3	23.01.09	HDC Revisions_R4.2
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7

SHEET #
4-A3

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl	
Staff in Attendance:	**Esmeralda Martinez**, Land Use Specialist, **Adrian Rodriguez**, Administrative Specialist & **Fiona Johnson**, Administrative Specialist, **Holly Backus**, Preservation Planner
Attending Members:	Pohl, Welch, Camp, Oliver, Thornewill, Patten
Remote Participants:	Coombs, Paul
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA	
Motion:	**Motion to approve agenda. (Made by: Coombs)**
Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)

COMMISSIONER COMMENTS	
Comments:	**Oliver** - Raised concerns about the proliferation of deer fencing on the island, noting its significant increase. - Acknowledged that some deer fencing applications come before the Commission, but most do not. - Observed the widespread visibility of deer fencing, including instances where posts are painted black, indicating a preference for less obtrusive designs. **Welch** - Agreed to include it under "other business items" for further discussion.

I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Patten, Paul, Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	**Motion to approve items on Consent. (Made by: Coombs) (00:05:32)**
Roll-Call Vote:	Carried – 5:0 // Welch, Coombs, Camp, Patten, Thornewill
	Certificate # HDC2024 – (as noted)

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. **Welch** - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. **Paul** - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	**Motion to approve, with Exhibit A (through staff), subject to specific conditions:** **A six-inch reduction in the building's height.** **Installation of lattice between the gable windows on the East Elevation.** **Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)**
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain)
	Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner			

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. **Williams** - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. **Amy Keohane**, Abutter **(03:48:21)** - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. **Glen Wood**, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	**Pohl** - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. **Oliver** - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. **Welch** - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. **Pohl** - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	**Motion to hold for additional information, which includes:** • **Clarifications and construction details of the cladding, both without and with the railing cross-section.** • **Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings.** • **Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions.** **The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
	Certificate # HDC2024 – (as noted)

25. Doherty Ack LLC 4 Mariner Way Pool rev 55.1.4/72 LFW

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.

	- Suggested that similar considerations regarding the historic character should be applied to the current application.
Concerns:	**Welch** - Stressed the importance of comparing previously approved drawings with the proposed changes to clearly understand any modifications, a common request in the review process. - Highlighted inconsistencies in the presentation, noting discrepancies between claims that nothing has changed and indications that both decks and pool elevations have been altered. - Emphasized the need for complete information, especially given the contentious nature of the application and the potential for an appeal, underscoring the commission's responsibility to review applications thoroughly and to standard. - Called for additional information, including: - Clarification of what was previously approved, with changes clearly marked. - Detailed information on the proposed modifications. - Clear details on the heights of structures, referencing the order of conditions for accuracy. - Reserved commentary on the architectural merits of the proposal until the requested information is provided, focusing on the need for clarity and completeness in the submission. **Camp** - Highlighted the openness of the landscape in the area under discussion, noting the visibility from Mariner Way down to Washington Street, emphasizing the area's marshland character. - Stressed that the openness and natural features of the location should be key factors in considerations about visibility and the potential impact of any development. **Coombs** - Emphasized the original marshland character of the area, noting the presence of small, scalloped shacks and the lack of significant vegetation or tall trees, which impacts visibility. - Raised concerns about what can be seen from Washington Street and Washington Street Extension, highlighting the need to assess views from these public roads. - Stressed that the Historic District Commission (HDC) should make decisions based on comprehensive information provided by applicants, not influenced by external directives. - Called for more detailed information on the proposed development at number 4, including its placement on the property and potential visibility from various perspectives, such as from Duck Pond and other vantage points. - Urged applicants to submit thorough views and information for evaluation, specifically before proceeding to review additional applications like number 6, to ensure informed decision-making. **Pohl** - Highlighted a scenario involving a porch with a roof at 72 Main, overlooking a small park on Fair Street, and posed a hypothetical addition of a deck with a railing-backed wall covering two-thirds of it, questioning its appropriateness in the Old Historic District (OHD). - Answered the hypothetical scenario with a strong negative, stating such a modification would not be historically appropriate in the OHD. **Welch** - Affirmed the addition of the deck and enclosure. - Raised concerns about visibility.

	- Deemed Marshland vegetation as screening ineffective. - Believed that the deck will be visible and inappropriate. - Expressed similar concerns regarding an unspecified aspect numbered six.
Motion:	**Motion to hold for additional definitive information of all elements required. (Made by: Welch) (04:19:49)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

26. Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW

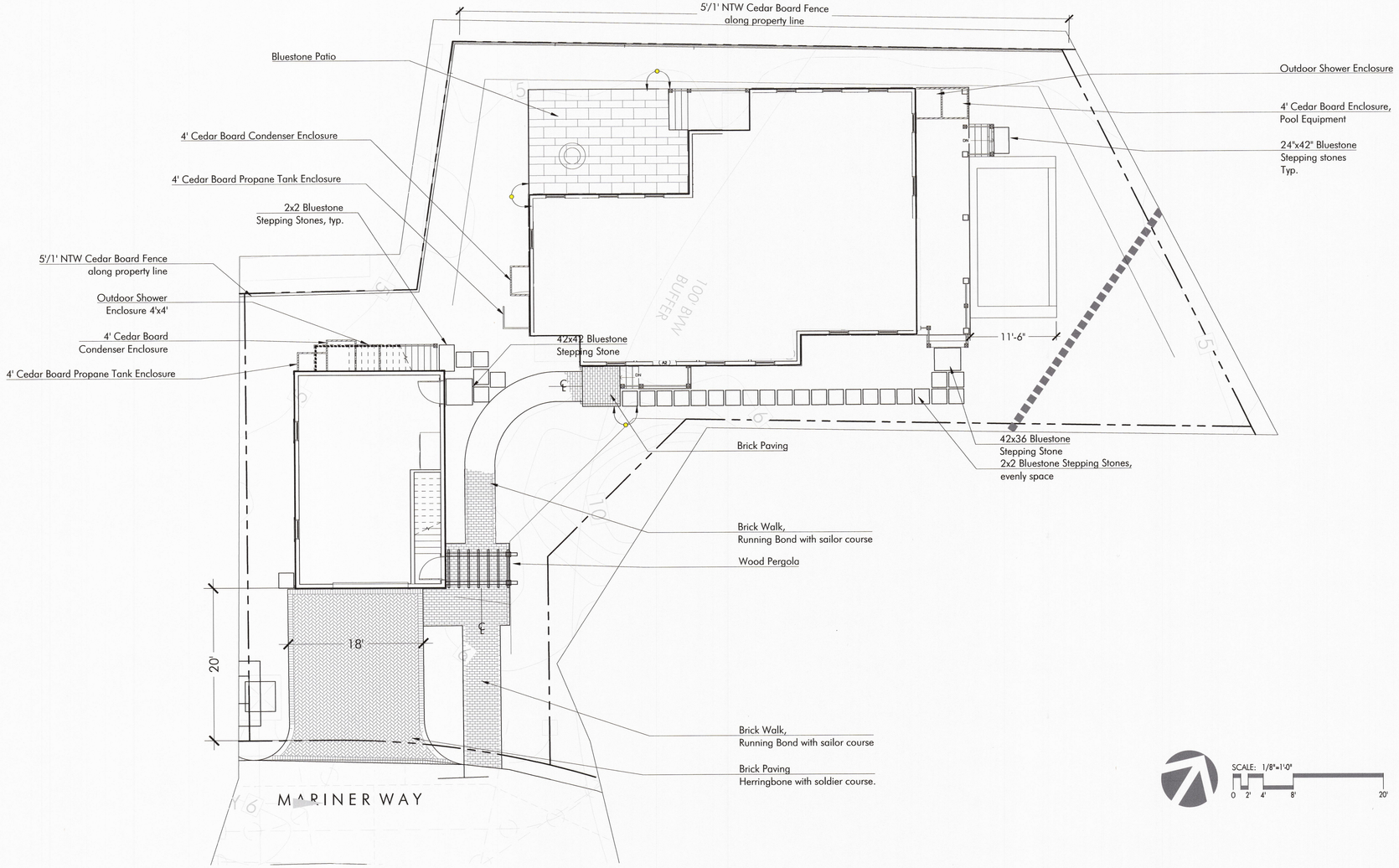
Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Suggested that this aspect may be the only one masked by the building itself. - Recommended consistency in screening requirements across all aspects. - Example given of using shingled railing instead of actual railing, suggesting consistency in such decisions across the board.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Pointed out potential visibility from Washington Street Extension and Mariner Way - Advised checking for visibility from that specific location.
Concerns:	**Welch** - Noted that this aspect is likely to be visible from Washington Street Extension. - Highlighted the Marshland as the only barrier between the aspect and the structure from Washington Street Extension. - Mentioned restrictions on planting in that area. - Expressed concern about requesting vegetation consistent with Marshland if planting is allowed. - Emphasized the need for vegetation to match Marshland characteristics rather than creating a permanent wall-like screening. - Referred to the aspect as a foreign element in the historic setting.
Motion:	**Motion to hold for additional definitive information of all elements required, including the location of the pool equipment. (Made by: Welch) (04:25:18)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

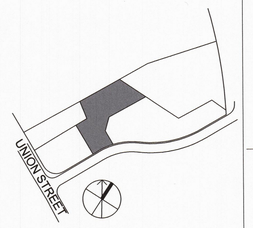
The following Items were not discussed and no action was taken.

27.	PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW
28.	SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
29.	Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
30.	Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW
31.	Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW

IV. OLD BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	61 Fairgrounds Rd LLC **11-9505**	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten, Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
2.	61 Fairgrounds Rd LLC **11-9506**	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
3.	61 Fairgrounds Rd LLC **11-9507**	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten, Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				





LAYOUT LEGEND:

℄	CENTERLINE
	ALIGN
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utlities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE
4 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER

L1.2

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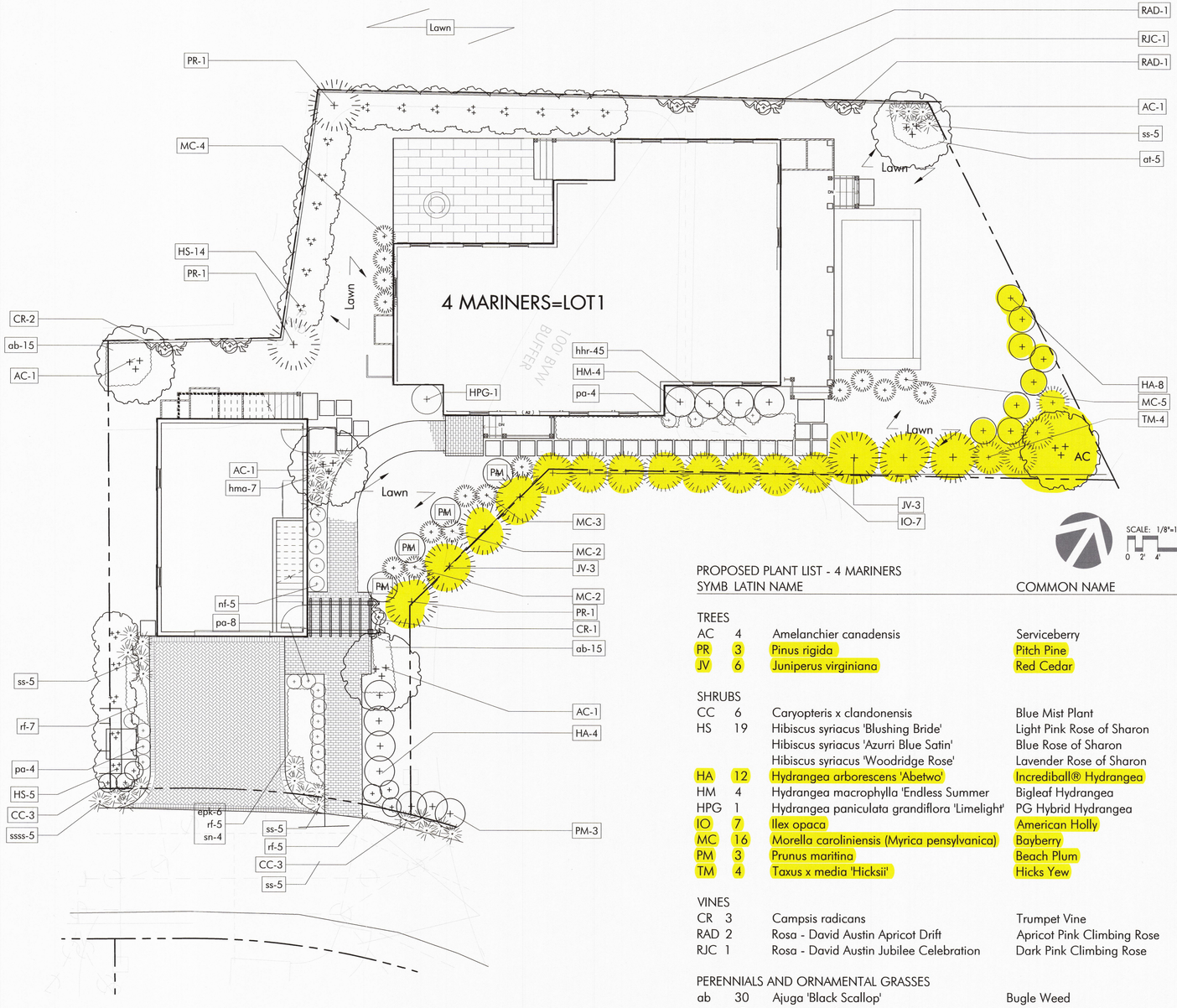

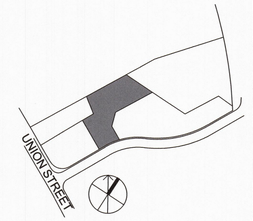

LEGEND: SEE PLANT SCHEDULE

- DECIDUOUS TREE, typ.
- EVERGREEN TREE, typ.
- ORNAMENTAL TREE, typ.
- SHRUBS, typ.
- PERENNIALS + ORNAMENTAL GRASSES typ.
- VINES, typ.

SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

PROPOSED PLANT LIST - 4 MARINERS

SYMB	LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
TREES				
AC 4	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
PR 3	Pinus rigida	Pitch Pine	8'-10' ht.	b&b
JV 6	Juniperus virginiana	Red Cedar	6'-7' ht.	
SHRUBS				
CC 6	Caryopteris x clandonensis	Blue Mist Plant	3 gal.	
HS 19	Hibiscus syriacus 'Blushing Bride'	Light Pink Rose of Sharon	5'-6' ht.	b&b
	Hibiscus syriacus 'Azurri Blue Satin'	Blue Rose of Sharon	5'-6' ht.	b&b
	Hibiscus syriacus 'Woodridge Rose'	Lavender Rose of Sharon	5'-6' ht.	b&b
HA 12	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM 4	Hydrangea macrophylla 'Endless Summer	Bigleaf Hydrangea	3 gal.	pots
HPG 1	Hydrangea paniculata grandiflora 'Limelight'	PG Hybrid Hydrangea	5 gal.	pots
IO 7	Ilex opaca	American Holly	30"-36"ht.	
MC 16	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c.
PM 3	Prunus maritina	Beach Plum	36"	
TM 4	Taxus x media 'Hicksii'	Hicks Yew	24"-30"	pots
VINES				
CR 3	Campsis radicans	Trumpet Vine	2 gal.	pots
RAD 2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal.	pots
RJC 1	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES				
ab 30	Ajuga 'Black Scallop'	Bugle Weed	1 qt..	
at 5	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
epk 6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr 45	Hemmerocalis x 'Happy Returns'	Yellow everblooming day lily	2 gal.	
hma 7	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal	
nf 5	Nepeta fassenii 'Blue Wonder	Persian Catmint	1 gal.	
pa 16	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf 27	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
sn 4	Salvia nemorosa 'Caradonna'	Sage	2 gal.	
ss 20	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss 5	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

4 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

4 MARINER
PLANTING PLAN

DRAWING NUMBER

L2.2

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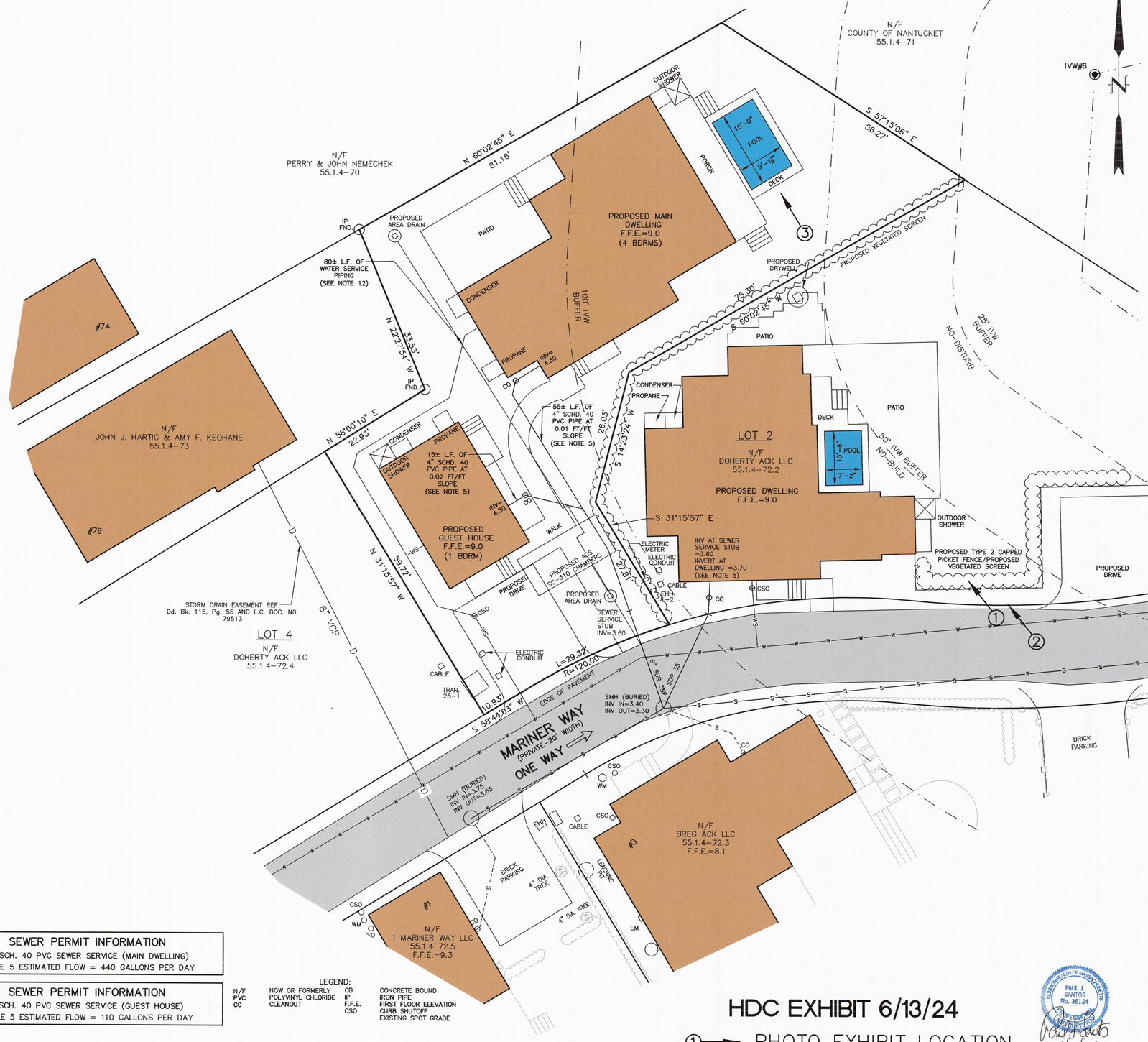
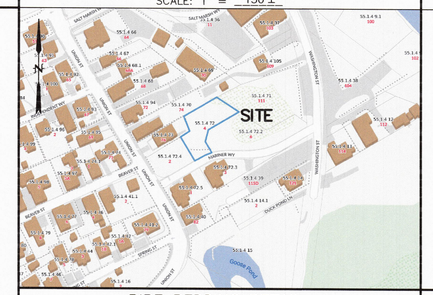
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 7,159 S.F.±
SCALE: 1" = 10'



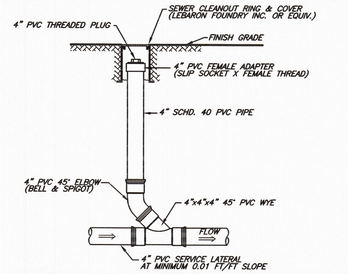
LOCUS MAP

SCALE: 1" = 150'±



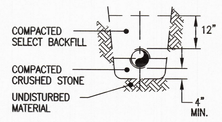
SEWER CLEANOUT DETAIL

(NOT TO SCALE)



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1–888–344–7233.
5. PROPOSED BUILDING SEWER SHALL BE 4–INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1–FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL–RC)
7. SEE ORDER OF CONDITIONS SE 48–3512, Dd. Bk. 1888, Pg. 189, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.
12. MINIMUM SIZE FOR WATER SERVICE PIPING SHALL BE THE SAME AS FROM THE MAIN TO THE CURB SHUTOFF. WATER SERVICE PIPING SHALL BE "K" GRADE COPPER OR 200 PSI POLYETHYLENE. NYLON FITTINGS ARE PROHIBITED FOR UNDERGROUND USE.

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (MAIN DWELLING)
TITLE 5 ESTIMATED FLOW = 440 GALLONS PER DAY

SEWER PERMIT INFORMATION
4" SCH. 40 PVC SEWER SERVICE (GUEST HOUSE)
TITLE 5 ESTIMATED FLOW = 110 GALLONS PER DAY

LEGEND:

N/F	NOW OR FORMERLY	CB	CONCRETE BOUND
PVC	POLYVINYL CHLORIDE	IP	IRON PIPE
CO	CLEANOUT	F.F.E.	FIRST FLOOR ELEVATION
		CSO	CURB SHUTOFF
			EXISTING SPOT GRADE

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72	Dd. Bk. 1897 Pg.81	L.C.PL.#2016–4	DOHERTY ACK LLC	5	N–11450	PJS/DMK

BENCHMARK INFORMATION

BENCHMARK:
X–CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E. MAIN DWELLING	9.0
F.F.E. GUEST HOUSE	9.0
INVERT AT MAIN DWELLING	4.30
INVERT AT GUEST HOUSE	4.30
INVERT AT STUB	3.60

(SEE NOTE 1)

COMMONWEALTH OF MASSACHUSETTS — PAUL J. SANTOS — No. 36124 — REGISTERED PROFESSIONAL LAND SURVEYOR — 6/13/24

COMMONWEALTH OF MASSACHUSETTS — DALE MACKINNON — CIVIL — No. 34575 — REGISTERED PROFESSIONAL ENGINEER

SEWER & WATER CONNECTION PLAN
#4 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED: DECEMBER 22, 2023
POOL & DECK ADDED
REVISED: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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N–11450

\\GOES 1\GOES-2399\1020\21450-1145N\1145N.DGN\DOCS\ACAD\21450 Sewer Connection Plan 4 MARINER.DWG(36X24) 2-21-2024 4:58:04, CVERLAY.ctb, 1:1

ADDRESS: 6 Mariner Way (HDC2023-12-9706)
DATE HEARD: 8/27/2024
SITTING BOARD: Pohl, Welch, Camp, Oliver & Paul

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 9/19/2024 (Supplement to 6/13/2024 & 8/22/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 6 Mariner Way (HDC2023-12-9706)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.2
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Paul L Santos Date: 9/19/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday August 27, 2024

NSL File No. NS11451 – 6 Mariner Way

Doherty ACK LLC: 2, 4 & 6 Mariner Way Pool Revisions

Voting for 6 Mariner Way: Pohl, Welch, Camp, Oliver, Paul

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner – Believes this property has the least amount of visibility. The vegetation being considered should help but would recommend additional plantings to get away from the single file line of plants. Would like a more natural feel. Highly recommends a vegetation plan.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Has nothing more to say than what's already been said for 2 and 4 Mariner.
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

Oliver – The cedars are once again all in a single file line. Vegetation could be pushed closer to the pool. The property needs to be more naturalized.

Paul – Having a natural landscape buffer closer to the house would feel like an extension of the wetland plants is critical. Anything within the 50 foot buffer zone should feel like an extension of the wetland in order to be approved. This property is the most concerning of the 3 properties. Believes this pool could be one of the most visible ones. Proposed fencing would block the view of the wetland, so there would have to be plantings. Would like a visual of the height of the plants. Would like to conduct a site visit in order to see the density of the wetland plants

Camp – States that this property is even closer to the 25ft Do Not Disturb line and looks even more artificial than the others. Doesn't understand still why the applicant even wants to put a pool in this location.

Welch – Believes that a mix of fencing and vegetation could be appropriate for this property. Would like to see a fence or lattice material along the pool perpendicular to Mariner Way, with something that can withstand the flooding. Fencing in this area could be appropriately done. A trellis by the patio is very popular and appropriate in this area.

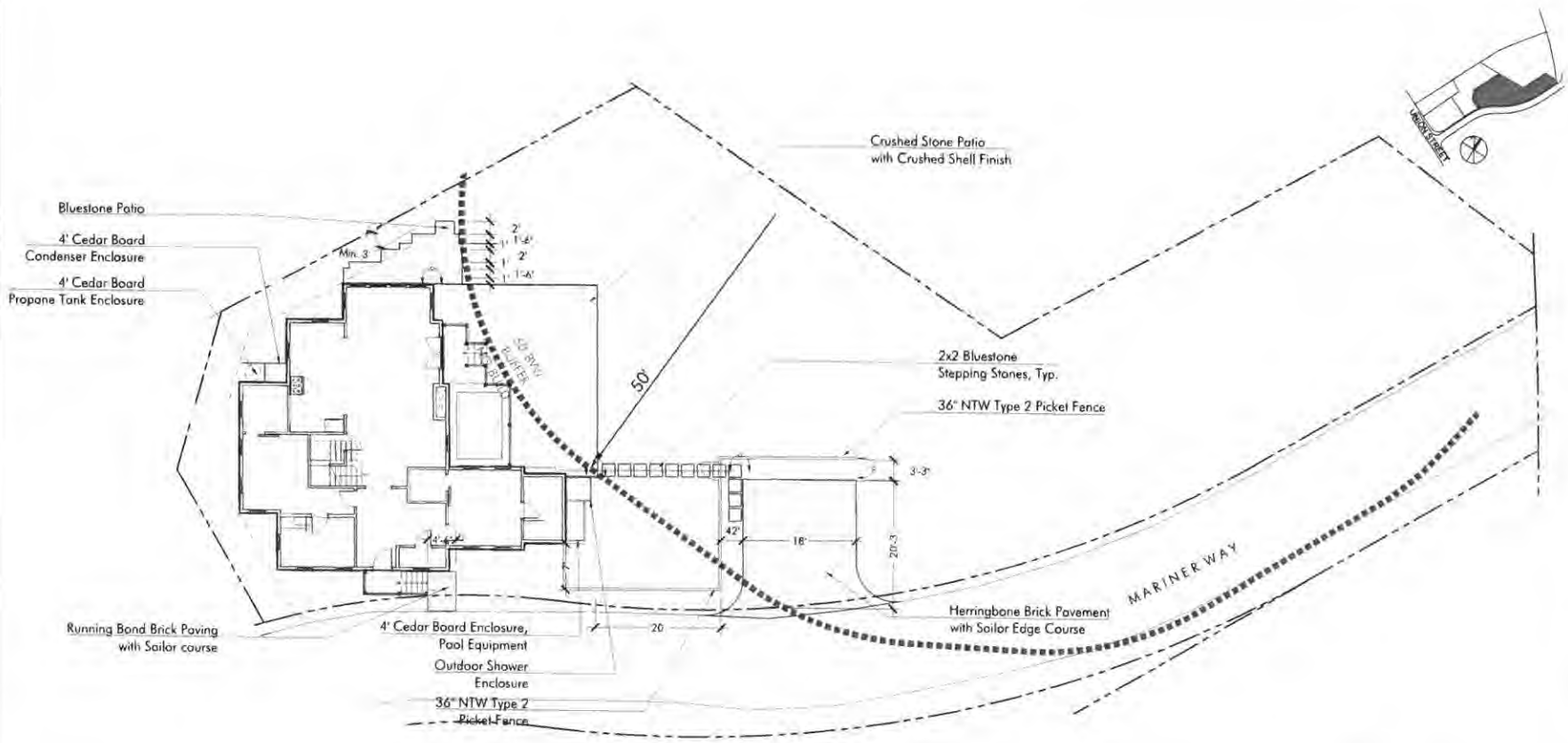
Pohl – Comments are basically the same as the other 2 projects.

Welch - motion would like to move this to the last one so they can get a full packet, make any modifications and would like to add a view.

All in favor, hold for revisions

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC



LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments in layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane. Flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
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5. Contractor shall notify dig-safe 1 888-dig-safe and verify underground utilities prior to excavation.
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8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). Contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb, to edge of pavement, to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane. Flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below landscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

℄	CENTERLINE
	ARCH
P.O.B.	POINT OF BEGINNING
8"	DIMENSION
RS	RADIUS = 5
TYP	TYPICAL
EQ	EQUAL
V.I.F.	VERIFY IN FIELD

VERDANT
LANDSCAPE ARCHITECTURE
617.735.1180

6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	[illegible]
04/09/24	[illegible]
08/19/24	[illegible]
08/30/24	[illegible]

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: TH
CHECKED BY: [illegible]

DRAWING TITLE
6 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER
L1.3

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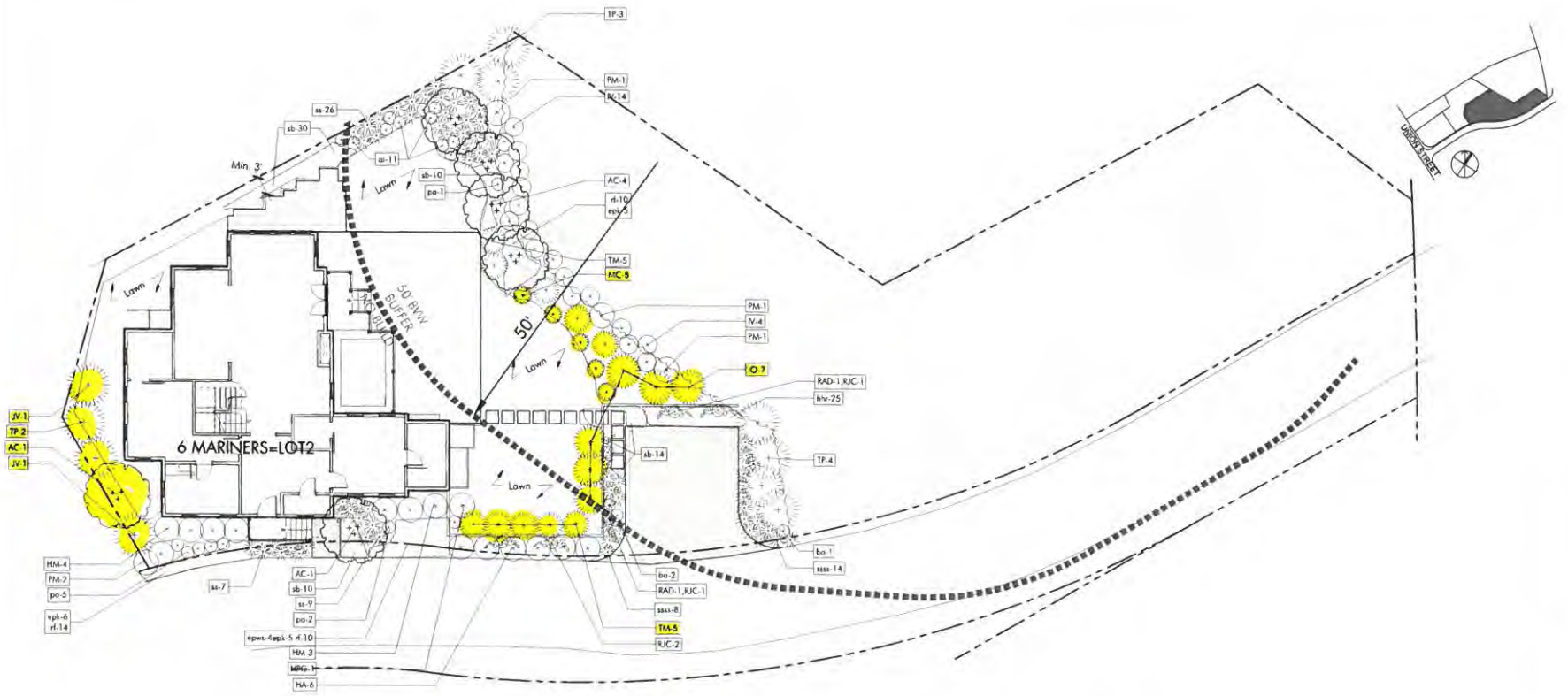

VERDANT LANDSCAPE ARCHITECTURE
617.795.1180

6 MARINER WAY NANTUCKET, MA

PROPOSED PLANT LIST - 6 MARINER

SYMB		LATIN NAME	COMMON NAME	MIN SIZE	NOTES
TREES					
AC	6	Amelanchier canadensis	Serviceberry	8-10 ht	b&b
JV	2	Juniperus virginiana	Red Cedar	6-7 ht	b&b
TP	9	Thuja plicata 'Green Giant'	Green Giant Cedar	8-10 ht	b&b
SHRUBS					
HA	6	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal	pots
HM	7	Hydrangea macrophylla	'Endless Summer' Bigleaf Hydrangea	3 gal	pots
HPG	1	Hydrangea paniculata grandiflora	'Limelight' PG Hybrid Hydrangea	5 gal	pots
IO	7	Ilex opaca	American Holly	3.4'ht	
IV	16	Ilex verticillata 'Sparkleberry'	Winterberry Holly	3'-4' ht	
MC	5	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal	Space 5 o.c
PM	4	Prunus maritima	Beach Plum	36"	
TM	10	Taxus x media 'Hicksii'	Hicks Yew	24"-30"	pots
VINES					
RAD	2	Rosa - David Austin Apricot Drift Apricot Pink Climbing Rose		2 gal	pots
RJC	4	Rosa - David Austin Jubilee Celebration Dark Pink Climbing Rose		2 gal	pots
PERENNIALS AND ORNAMENTAL GRASSES					
at	11	Asclepias tuberosa	Butterfly Milkweed	1 gal	
ba	3	Baptisia australis	False Indigo	2 gal	
epws	4	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr	25	Hemmerocallis x 'Happy Returns'	Yellow everblooming day lily	2 gal	
po	8	Perovskia atriplicifolia 'Lacy Blue'	Dwarf Russian Sage	2 gal	
rl	34	Rudbeckia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal	
ss	42	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal	
sass	22	Schizachyrium scoparium 'Smoke Signal'	Smoke Signal Little Bluestem	2 gal	
sb	64	Stachys byzantina 'Big Ears'	Lambs Ear	2 gal	

PLANTING NOTES

1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees: Soil should be carefully removed from the top of the root ball to expose the root flare. Tree should be set so that the root flare is at finished grade.
10. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
11. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
12. ***All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.***

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE

- DECIDUOUS TREE, typ.
- EVERGREEN TREE, typ.
- ORNAMENTAL TREE, typ.
- SHRUBS, typ.
- PERENNIALS + ORNAMENTAL GRASSES typ.
- VINES, typ.
- Lawn — LAWN, typ. See specifications

REVISIONS	
DATE	DESCRIPTION
5/17/24	CONFORMED SET
06/19/24	Terrace Revisions
08/19/24	HDC Buffer Revisions
10/3/24	HDC Buffer Revisions 2

DRAWING INFORMATION
DATE: 5/17/24
SCALE: AS NOTED
PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
6 MARINER PLANTING PLAN

DRAWING NUMBER
L2.3

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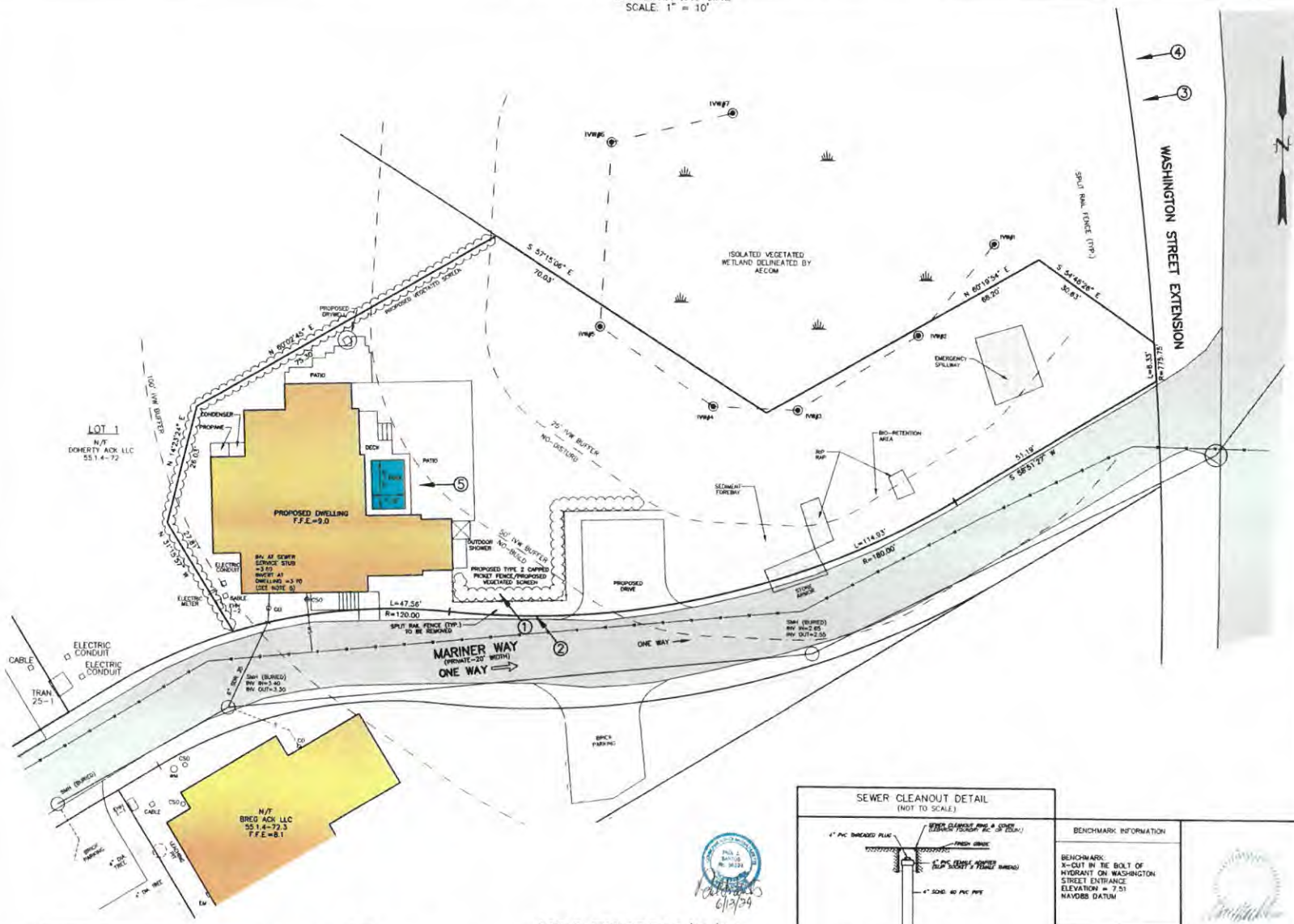
\\server\Projects\mariners lots\CAD\MARI_6_PL.dwg

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CONCRETE BOUND
IP IRON PIPE
F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
EXISTING SPOT GRADE

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WLLC #	CHECKED BY
KOS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1807 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

SEWER CLEANOUT DETAIL

(NOT TO SCALE)

BENCHMARK INFORMATION

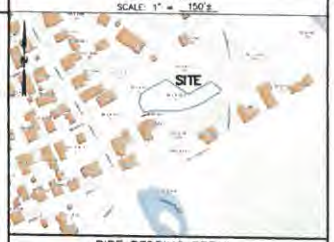
BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60
(SEE NOTE 1)	

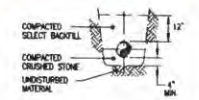
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
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5. PROPOSED BUILDING SEWER SHALL BE 74 LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023.
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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Existing Conditions of 1 and 3 Mariner Way, Nantucket, MA



View of 1 Mariner Way from Mariner Way showing fencing and landscape screening



View of 1 Mariner Way from Union Street showing fencing



View of 3 Mariner Way from Mariner Way showing fencing and landscape screening



View of 3 Mariner Way from Mariner Way showing fencing and landscape screening

ADDRESS: 6 Mariner Way (HDC2023-12-9706)
DATE HEARD: 7/23/2024
SITTING BOARD: Pohl, Welch, Camp, Oliver & Paul

Historic District Commission
OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.
*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 8/22/2024 (Supplement to 6/13/2024)
	Address & HDC Case Number (ie HDC2020-05-0265): 6 Mariner Way (HDC2023-12-9706)
N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.2
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) Landscaping Detail
	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) (a.) Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
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	Signed Affidavit: see below

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
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** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Paul J Santos Date: 8/22/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday July 23, 2024

NSL File No. NS11449 – 2 Mariner Way (Heard on July 16, 2024)
NSL File No. NS11450 – 4 Mariner Way
NSL File No. NS11451 – 6 Mariner Way

Doherty ACK LLC: 4 & 6 Mariner Way Pool Revisions

Voting for 4 Mariner Way: Pohl, Welch, Camp, Oliver, Thornewill

Voting for 6 Mariner Way: Pohl, Welch, Camp, Oliver, Paul

Representative: Paul J. Santos

Staff Comments:

Holly Backus, Preservation Planner - Doesn't believe 4 Mariner pool is appropriate as featured with "Building with Nantucket in mind". Would like to see lattice fencing as well as vegetation to help hide the pool. Location is a concern as the other pools are secluded and hidden away from view.

Public Comments:

- **Micky Rowland**, Historic Structure Advisory Group - Agreed with Holly, mentions vegetative screening needs to be tall, robust and year-round to conceal the entire deck as the deck doesn't seem to be in an appropriate location.
- **Diane Coombs**, 44 Union Street
- **Amy Keohane**, Abutter, 76 Union Street

Concerns:

1. Oliver – Read a prepared statement "Alternative solutions should be proposed that would somehow screen and integrate the pools without being obvious". Responded to Pohl comment, "not a matter of being invisible its what you create to mitigate the view that's not anomalous".

2. Thornewill – Agrees with Oliver, stating that pools are very difficult to hide, even when flush, not in favor with the way these are proposed

3. Camp – Agreed with Oliver and Thornewill, Streetscape Historic District in the wetland area and setting a bad precedence

4. Welch – Questions to representative regarding Con-Com regulations. Agreed with comments that have been made by Oliver, Thornewill and Camp. Responded to Pohl comments.

5. Pohl –The mandate covers visibility from a publicly traveled way. "If the applicant can prove that the pool is invisible from a publicly traveled way, I don't see how we can legally deny it". Example of 22 Easton Street, approval provided. The HDC has nothing to do with acoustical landscape or landscape as perceived by the neighbors.

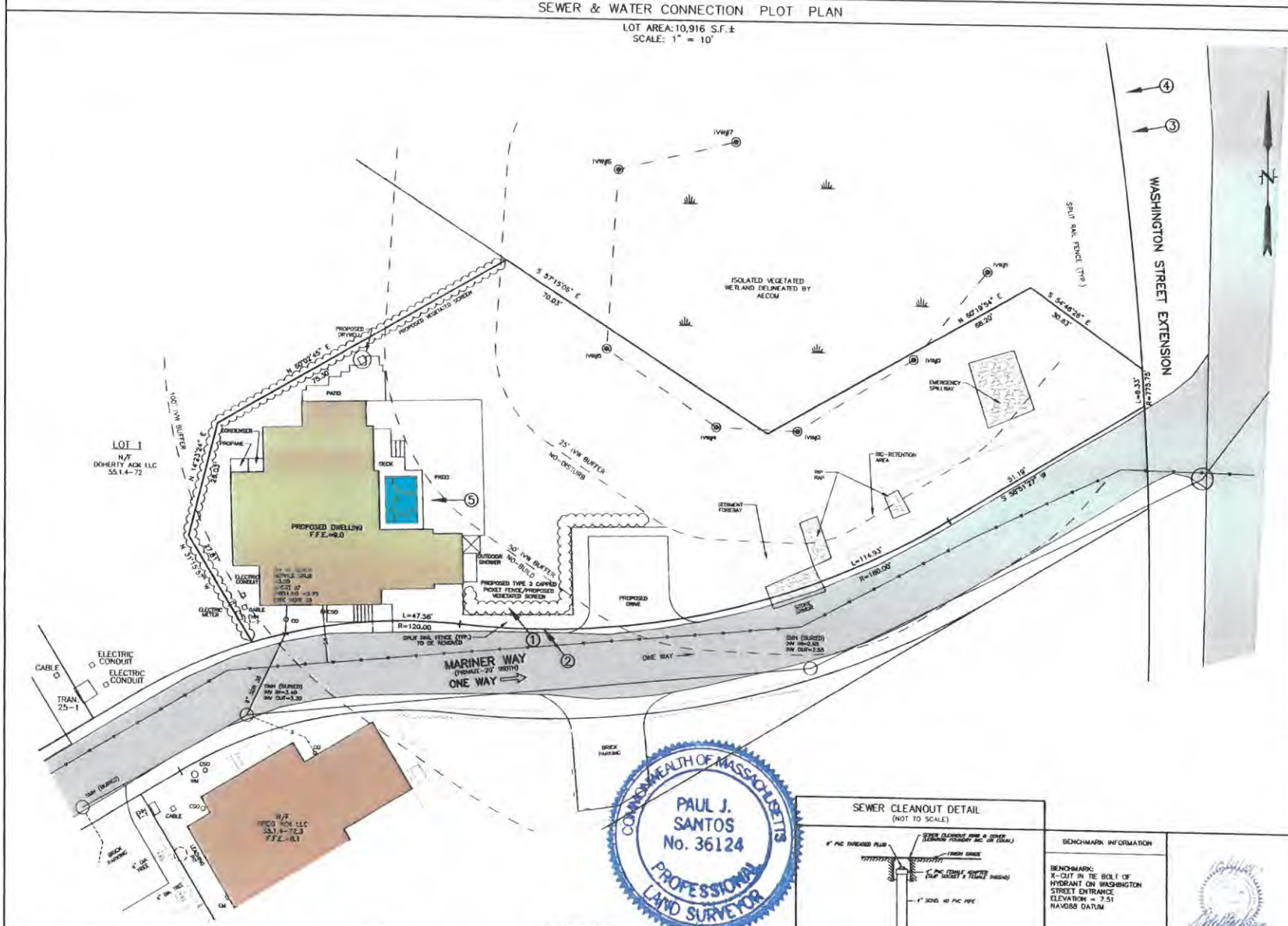
Hold for revisions, track 2, 4 & 6 together

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



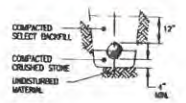
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



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(NOT TO SCALE)

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
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NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.80

(SEE NOTE 1)

SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:
N/F NOW OR FORMERLY
PVC POLYVINYL CHLORIDE
CO CLEANOUT
CB CATCH BASIN
F F.F.E. FIRST FLOOR ELEVATION
CSO CURB SHUTOFF
CONCRETE BOUND
IRON PIPE
EXISTING SPOT GRADE

COMMONWEALTH OF MASSACHUSETTS
PAUL J. SANTOS
No. 36124
PROFESSIONAL LAND SURVEYOR

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

DESIGN BY	H/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	HOUSE #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg.81	L.C.PL.#2018-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

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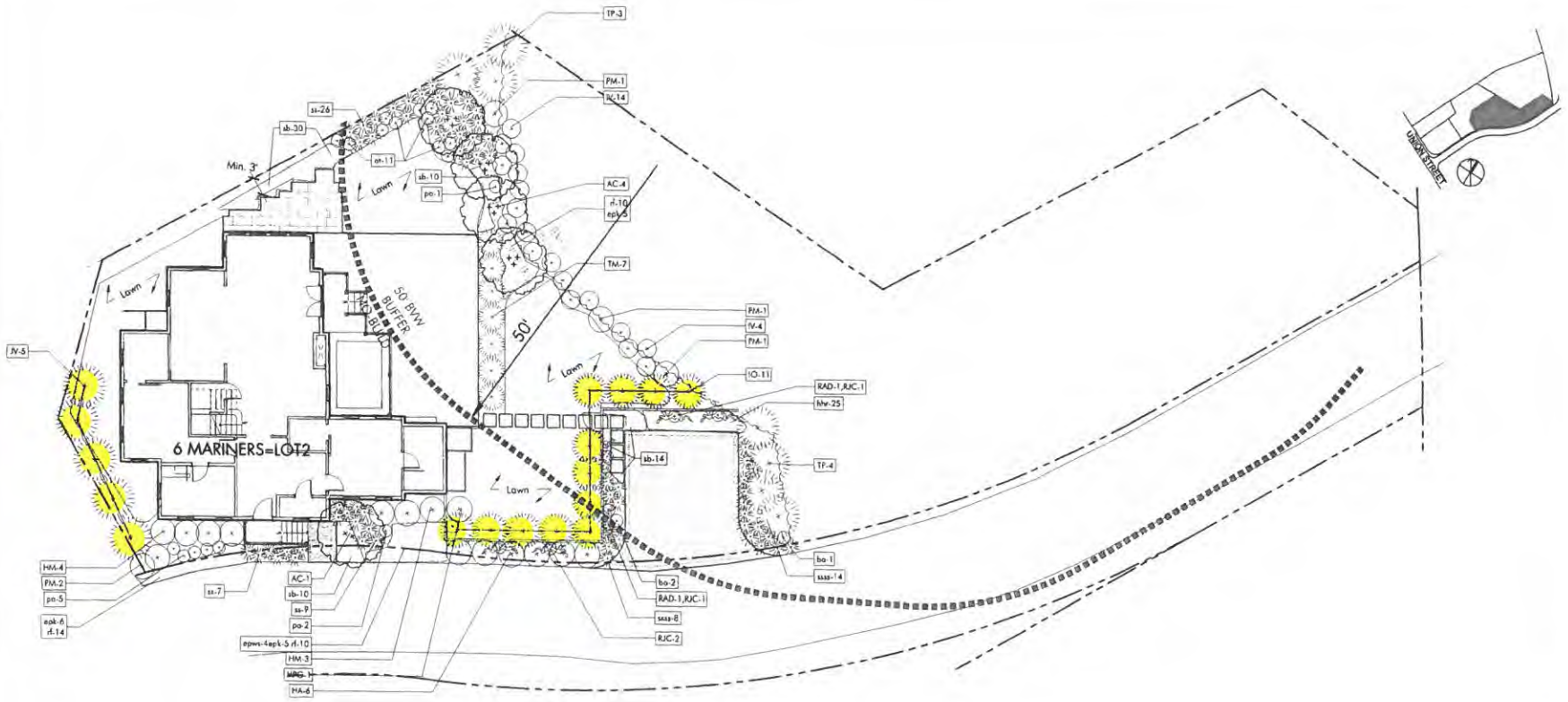
N-11451



PROPOSED PLANT LIST - 6 MARINER

SYMB		LATIN NAME	COMMON NAME	MIN SIZE	NOTES
TREES					
AC	5	Amelanchier canadensis	Serviceberry	8'-10' ht	b&b
JV	5	Juniperus virginiana	Red Cedar	6'-7' ht.	b&b
TP	7	Thuja plicata 'Green Giant'	Green Giant Cedar	8'-10' ht.	b&b
SHRUBS					
HA	6	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal	pots
HM	7	Hydrangea macrophylla	'Endless Summer' Bigleaf Hydrangea	3 gal	pots
HPG	1	Hydrangea paniculata grandiflora	'Limelight PG' Hybrid Hydrangea	5 gal.	pots
IO	12	Ilex opaca	American Holly	3'-4'ht.	
IV	16	Ilex verticillata 'Sparkleberry'	Winterberry Holly	3'-4' ht.	
PM	4	Prunus maritima	Beach Plum	36"	
TM	7	Taxus x media 'Hicksii'	Hicks Yew	24"-30"	pots
VINES					
RAD	2	Rosa - David Austin Apricot Drift	Apricot Pink Climbing Rose	2 gal	pots
RJC	4	Rosa - David Austin Jubilee Celebration	Dark Pink Climbing Rose	2 gal	pots
PERENNIALS AND ORNAMENTAL GRASSES					
at	11	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
ba	3	Baptisia australis	False Indigo	2 gal	
epws	4	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal.	
hhr	25	Hemerocallis x 'Happy Returns'	Yellow everblooming day lily	2 gal	
pa	8	Perovskia atriplicifolia ' Lacy Blue'	Dwarf Russian Sage	2 gal	
rl	34	Rudbeckia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
ss	42	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal	
ssss	22	Schizachyrium scoparium 'Smoke Signal'	Smoke Signal' Little Bluestem	2 gal	
sb	64	Stachys byzantina 'Big Ears'	Lambs Ear	2 gal	

SCALE: 1/8"=1'-0"

PLANTING NOTES

1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees: Soil should be carefully removed from the top of the root ball to expose the root flare. Tree should be set so that the root flare is at finished grade.
10. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
11. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect
12. ***All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.***

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE

DECIDUOUS TREE, typ.

EVERGREEN TREE, typ.

ORNAMENTAL TREE, typ.

SHRUBS, typ.

PERENNIALS + ORNAMENTAL GRASSES typ.

VINES, typ.

Lawn — LAWN, typ. See specifications

VERDANT
LANDSCAPE ARCHITECTURE
828 Harvard Street, Suite 20, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
07/11/24	CONFORMED SET
10/08/24	Fence Revisions
10/21/24	HDC Buffer Updates

DRAWING INFORMATION

DATE: 7/11/23
SCALE: AS NOTED

PROJECT NUMBER
DRAWN BY: BH
CHECKED BY: BH

DRAWING TITLE
6 MARINER
PLANTING PLAN

DRAWING NUMBER
L2.3

© Verdant Landscape Architecture

Y:\Mariners Lots\CAD\MARI_8_PL.dwg

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

RECEIVED
JUN 13 2024
By

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

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If your application was HOLD FOR REVISIONS:

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N/A	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.1.4-72.2
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
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Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

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Signature: Paul L Santo Date: 6/13/24

Nantucket Surveyors, LLC
HDC Minutes
Tuesday May 21, 2024

NSL File No. NS11449-2 Mariner Way
NSL File No. NS11450-4 Mariner Way
NSL File No. NS11451-6 Mariner Way

Doherty ACK LLC: 2,4,6 Mariner Way Pool Revisions

Voting: Pohl, Welch, Camp, Coombs, Oliver

Representative: Paul J. Santos PLS

Staff Comments:
Holly Backus, Preservation Planner- Shingle feature of decks not consistent with "Building With Nantucket In Mind." Requests a Landscape Plan, Read letter from Nantucket Preservation Trust echoing same comment regarding shingle feature.

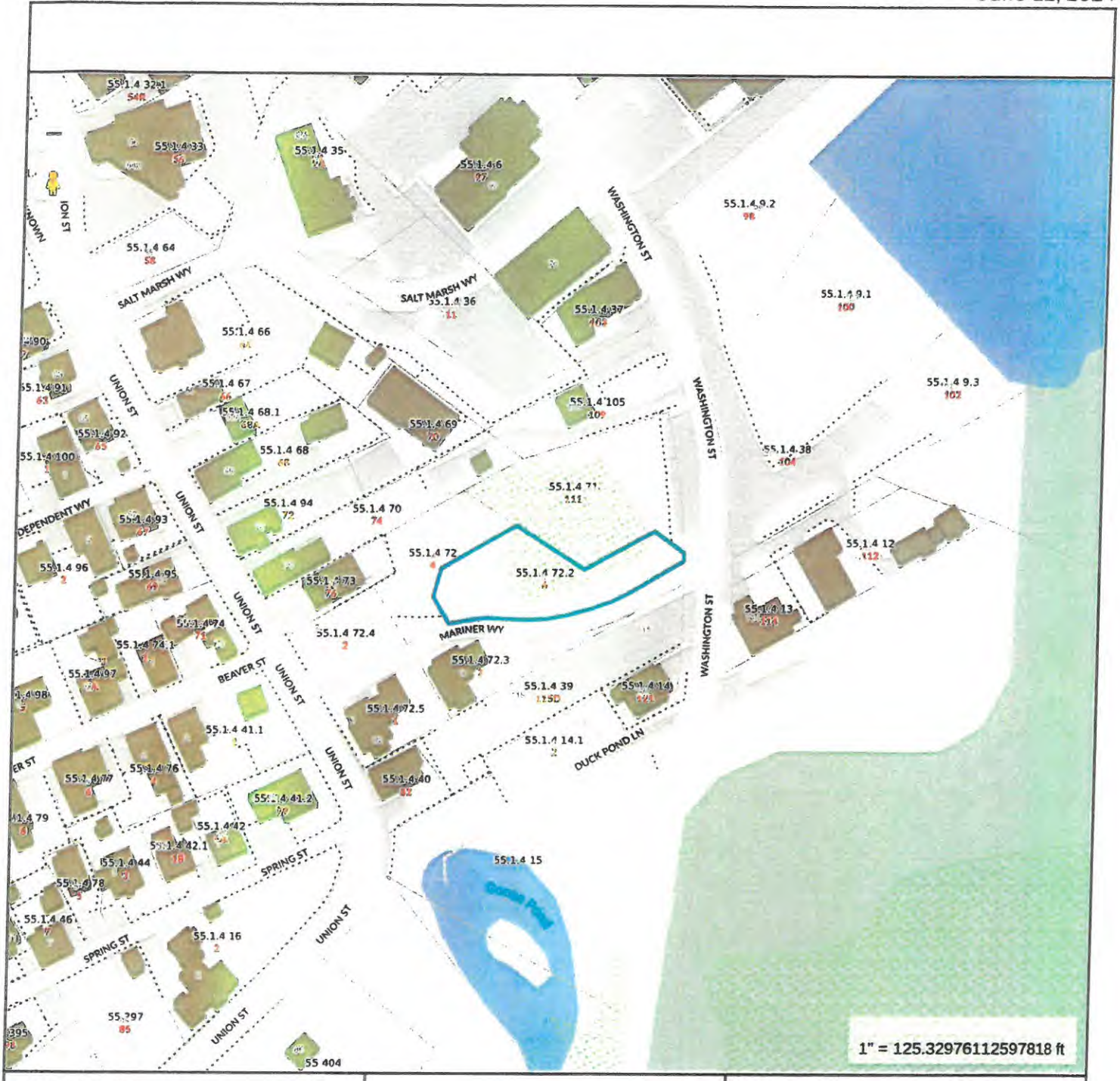
Public Comment:

- **Amy Keohane**, Abutter, 76 Union Street
- **John Hartig**, Abutter, 76 Union Street
- **Brian Rawson**, Abutter, 3 Mariner Way
- **Mickey Rowland**, Historic Structure Advisory Group-Solid single deck railing is not appropriate in the Old Historic District

Concerns:
Pohl-Agrees single deck rail is not appropriate
Welch-Need to see prior approvals and minutes
Camp-Shingles inappropriate. Pool applications are essentially a new application
Coombs-Pools are not allowed in the OHD. Chairman Pohl explained grandfathering as it relates to Zoning
Oliver-Agrees with Commissioner Welch request, understands frustration of neighbors regarding public notice, however pools were always shown on plans at the time of dwelling approvals.

Prepared By:

Paul J. Santos PLS
Nantucket Surveyors, LLC



Property Information

Property ID	189808
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

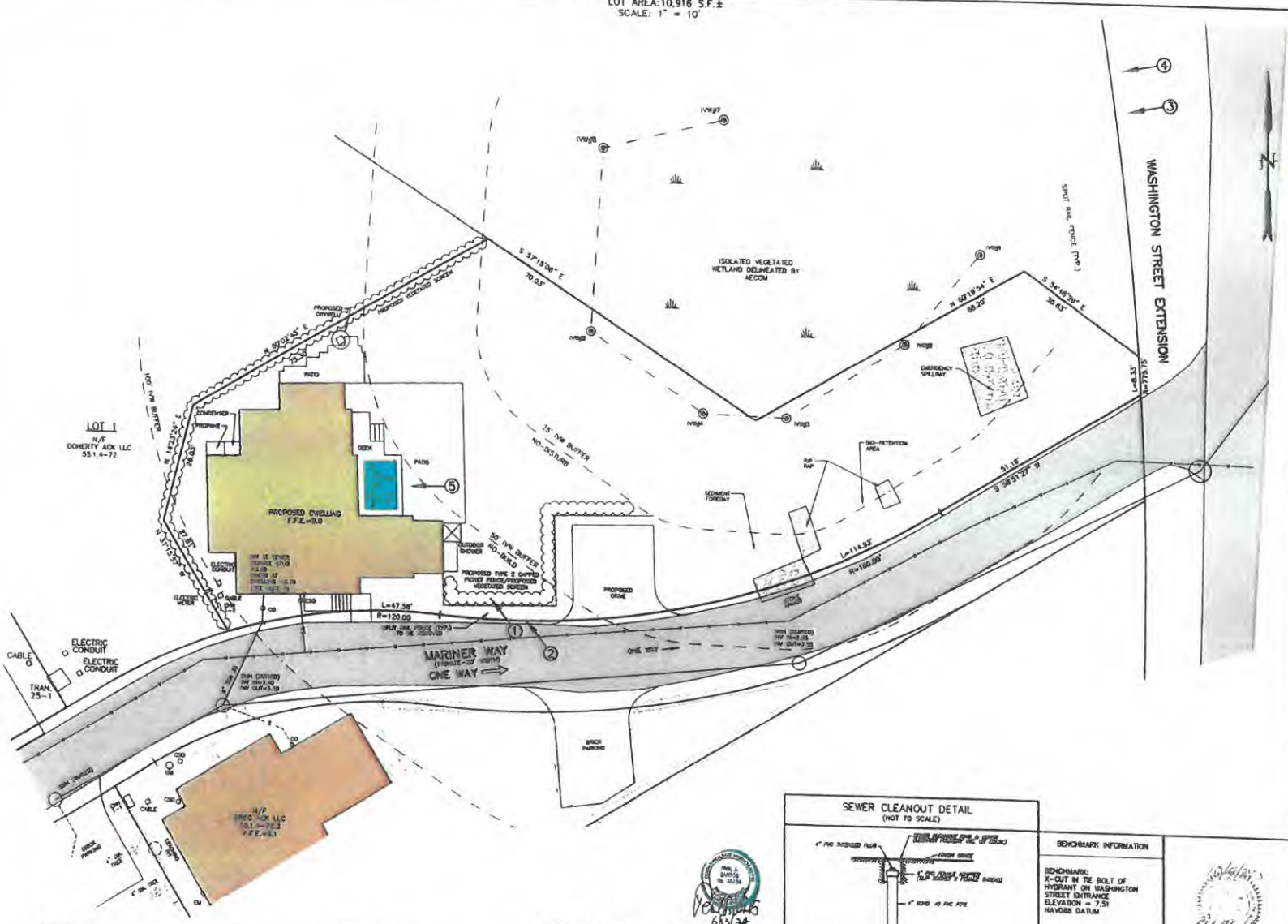
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'


WASHINGTON STREET EXTENSION
MARINER WAY
(PRIVATE-20' WIDTH)
ONE WAY
LOT 1
N/F
DOHERTY ACK LLC
55.1.4-72
PROPOSED DWELLING
F.F.E.=9.0
PROPOSED TYPE 2 CAPPED PICKET FENCE/ESPOSED VEGETATED SCREEN
ISOLATED VEGETATED WETLAND DELINEATED BY AECOM
SPLIT RAIL FENCE (TYP.)
EMERGENCY SPILLWAY
SED-RETENTION AREA
SEDIMENT FOREBAY
PROPOSED DRIVE
BRICK PARKING
PATIO
DECK
OUTDOOR SHOWER
ELECTRIC METER
ELECTRIC CONDUIT
CABLE
TRANS. 25-1
N/F
DOHERTY ACK LLC
55.1.4-72.2
F.F.E.=8.1
L=47.56'
R=120.00
L=114.93'
R=160.00'
S 57°15'08" E
70.03'
S 34°16'26" E
30.63'
N 60°19'34" E
68.20'
S 36°51'22" W
51.18'
N 57°15'08" W
27.87'
N 32°43'52" E
100' NVW BUFFER
35' NVW BUFFER NO-DISTURB
5' NVW BUFFER NO-BUILD
4" SCH. 40 PVC SEWER SERVICE
70' @ 2.00%
SEWER CLEANOUT
SEWER MANHOLE
ELECTRIC CONDUIT
CABLE
ELECTRIC CONDUIT
TRANS. 25-1
CABLE
ELECTRIC METER
BRICK PARKING
CABLE
ELECTRIC CONDUIT
N/F
DOHERTY ACK LLC
55.1.4-72.3
F.F.E.=8.1
BRICK PARKING
4" ON GRADE
4" ON GRADE
CABLE
ELECTRIC CONDUIT
EM
CABLE
CABLE
ELECTRIC CONDUIT
EM
CABLE
CABLE
ELECTRIC CONDUIT
EM
CABL

6 Mariner Way, Nantucket, MA
Applicant: Doherty ACK LLC



1 View of Property from Mariner Way



2 View of Property from Mariner Way



3 View of property from Washington Street Extension

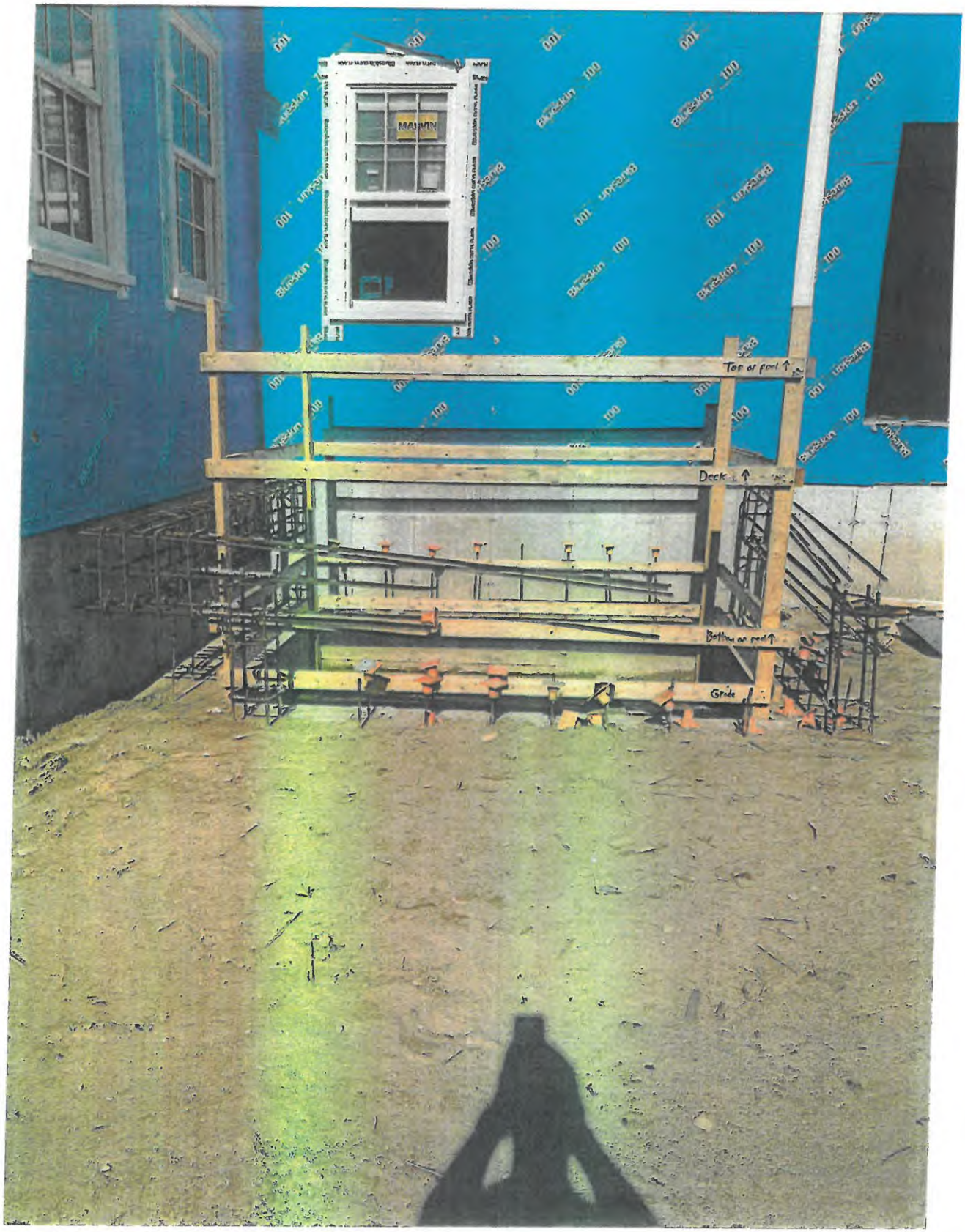


4 View of property from Washington Street Extension

5

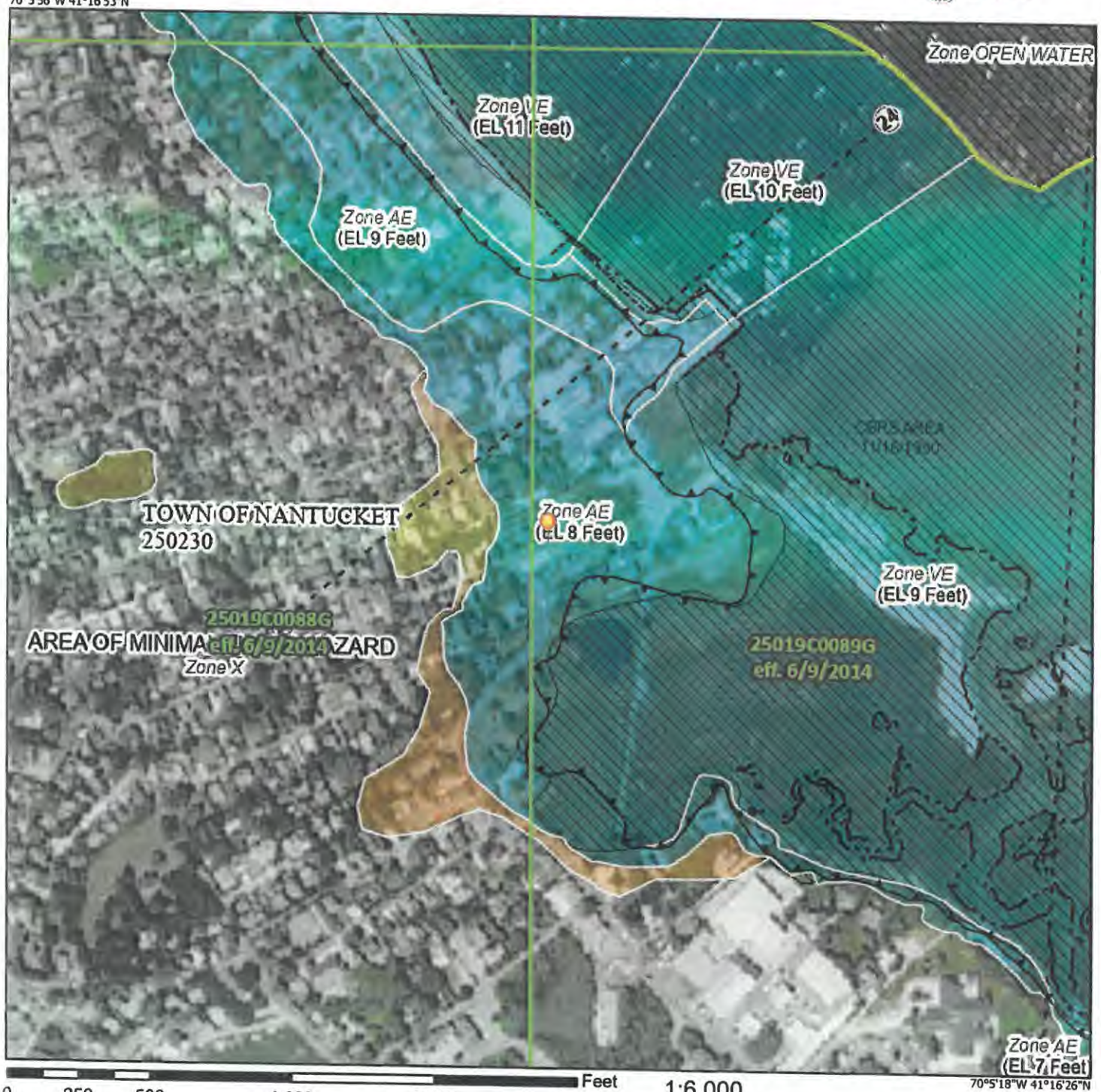
Pool Mock Up

6 Mariner Way



- Top of Pool
- Deck
- Bottom of Pool
- Grade

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2024 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

HDC2022-08-6931 Staff

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 200.00

Must be acted on by: ~~10/21/22~~ 12/21/22

Extended to: _____

Approved: _____ Disapproved: 6/30/23

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - ~~Restrictions~~ - Conditions

POOL NOT VISIBLE @ TIME OF INSPECTION OR THEREAFTER

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 60 MARINER WAY

Owner of record: DOHERTY ACK LLC c/o KEMS HOLDING Corp

Mailing Address: 100 CONIFER HILL DR-UNIT 304 DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@KEMSCORP.COM

AGENT INFORMATION (If applicable)

Name: LIANA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-4132 E-mail: CZARINALINNA@COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☒ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District RCH) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 15X18 ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 12X8 ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: POOL USE PROTECTED BY A PERIMETER PLAN THROUGH PLANNING BOARD UNDER R-C ZONING

Original Date:

Original Builder:

REVISIONS* 1. East Elevation 2. South Elevation 3. West Elevation 4. North Elevation

HARDSCAPE/DRIVEWAY/WALKS ~~Deck 18'3" x 5'10"~~ 10' x 17' - AUTOCOVER

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36" Type: TYPE II CAPPICKET Length: 145'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PERMEABLE/BELGIAN Walkways BRICK/BLUESTONE Walls PATIO-BLUESTONE

* Note: Complete door and window schedules are required. / BLOCK

COLORS

Sidewall C/D NEW SHEDIR 4X4X6 Clapboard (if applicable) _____ Roof _____

Trim PROPANE TANK - 4X4X4 Sash _____ Doors _____

Deck A/C END - 4X4X4 NEW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission any revisions to this application will initiate a new sixty-day review period.

Date 8/24/22 Signature of owner of record _____ Signed under penalties of perjury

STAFF

6. Doherty ACK LLC 08-6931	6 Mariner Way	Hardscape	55.1.4/72.3	Linda Williams

Voting	Pohl, Welch, Coombs, Oliver, Patten
Alternates	Thornewill
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Linda Williams
Public	None
Concerns	None
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye Certificate # **HDC2022-08-6931**

7. Brett Fodiman **10-7279** 111 Surfside Rd As-built MH shingles 80/70 Slacktide

APPROVED
HDC2022-08-6931

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay Certificate # **HDC2022-10-7279**

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

8. Brett Fodiman **10-7281** 111 Surfside Rd As-built GH shingles 80/70 Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay Certificate # **HDC2022-10-7281**

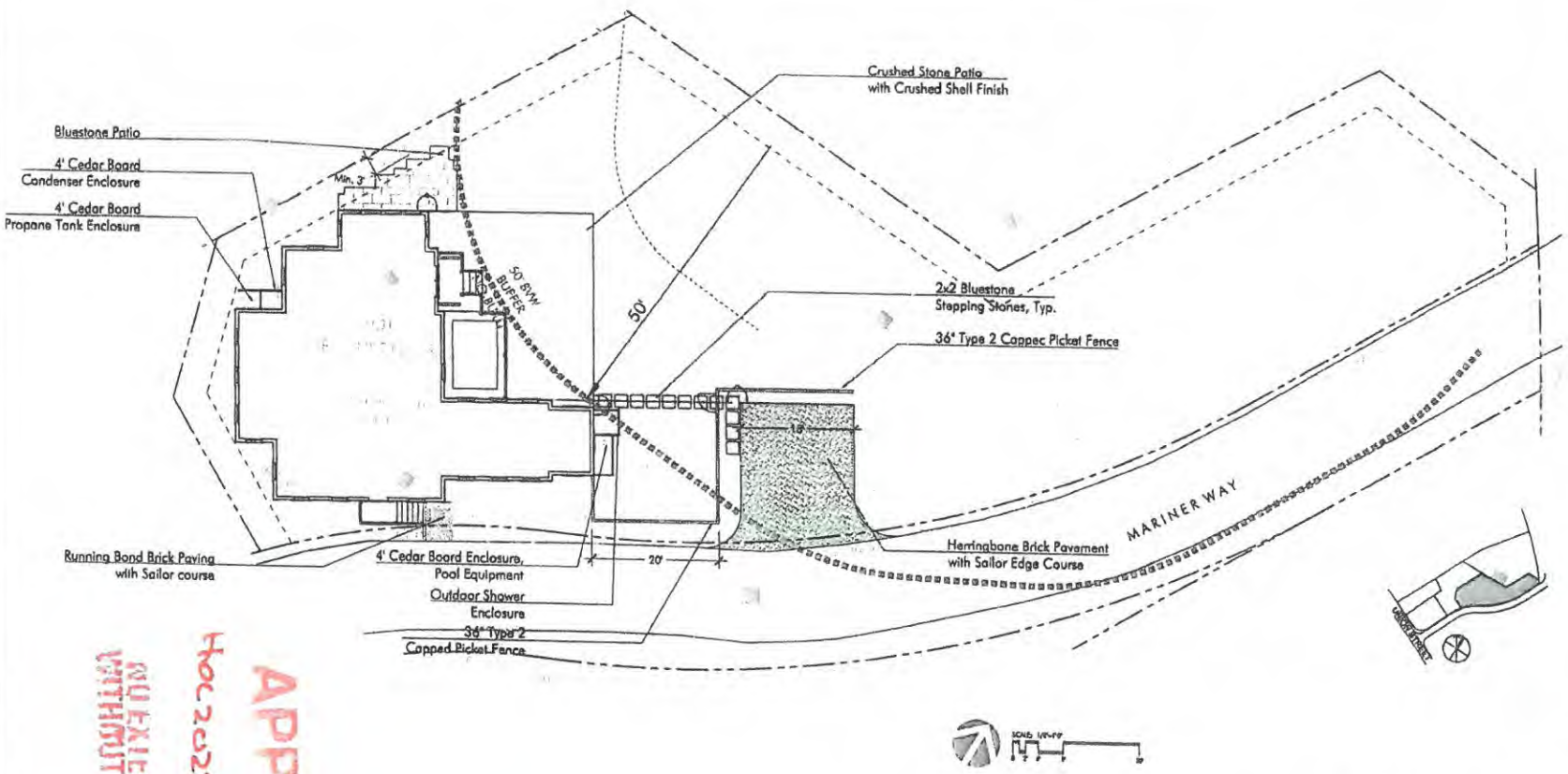
9. Brett Fodiman **10-7280** 111 Surfside Rd As built garage shingles 80/70 Slacktide

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Timothy Rogovich
Public	None
Concerns	None
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay Certificate # **HDC2022-10-7280**

V. NEW BUSINESS 03/28/23

Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1. 450 Green Park LLC 01-7772	2 Stone Alley	Hardscape	39/24.1	Ahern

Voting	Pohl, Coombs, Camp, Oliver, Thornewill
Alternates	Patten
Recused	None
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.
Representing	Ahern
Public	None
Concerns	Application not opened.
Motion	**No action.**
Roll-call Vote	Camp, Coombs, Oliver, Thornewill and Pohl-aye Certificate # **HDC2023-01-7772**



LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or its representatives. The contractor shall field verify the size and exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be accelerated by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work.
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

— ℄ —	CENTERLINE
⌒	ARCH
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

APPROVED
HDC 2023-08-6931
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
APR 14 2023
By

VERDANT
LANDSCAPE ARCHITECTURE
617.738.1180

6 MARINER WAY
NANTUCKET, MA

LANDSCAPE SERIES

NOT FOR CONSTRUCTION

REVISIONS
MARK | SIZE | DATE

DRAWING INFORMATION
ISSUE:
DATE: 4/10/23
SCALE:

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE
6 MARINER
MATERIALS PLAN

DRAWING NUMBER
L1

© Verdant Landscape Architecture

V:\Mariners Lane\CAD\MARI_8_MAT.dwg

CERTIFICATE NO: _____ DATE ISSUED: 4/18/23

HDC2022-08-6930

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

Staff

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC,

Mailing Address: C/O KENS HOLDING CORP
100 CONIFER HILL DR - UNIT 304
DANVERS, MA 01923

Contact Phone #: 978-360-0955 E-mail: EDOHERTY@ESMSCORP.COM

AGENT INFORMATION (if applicable)

Name: ZINA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALUNA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 8/24/22 Fee Paid: $ 563.20

Must be acted on by: 10/24/22 ~~12/31/22~~

Extended to: 6/30/23

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

EXHIBIT A - THRU STAFF (4 PAGES)
(NOTHING REQUIRED REVISIONS ARE ONLY THOSE HIGHLIGHTED IN GREEN)

RESILIENT NANTUCKET - AE8

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length 60' 10" Sq. Footage 1st floor: 1443 SF Decks/Patio: Size: 24X7 ☒ 1st floor ☐ 2nd floor
Width: 45' 3" Sq. footage 2nd floor: 1373 SF Size: 8X4 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North —0— South —0— East —0— West —0—

Height of ridge above final finish grade: North 32' 2" South 32' 2" East 32' 2" West 32' 2"

Additional Remarks 29' 2 1/2" COLUMN

REVISIONS* 1. East Elevation (describe) 2. South Elevation 3. West Elevation 4. North Elevation

Historic Name:

Original Date:

Original Builder:

NEW SINGLE-FAMILY DWELLING + POOL - 10'X17' IN ATTACHED RAISED DECK

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1' 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) WATERSTRUCK ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer ____/12 Other 5/12 - ADDITION/PORCH

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): BOXED IN ALUMINUM

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X12 + 1X6 Rake 1X12 Soffit (Overhang) _____ Corner boards 1X6 Frieze 1X4
Window Casing 1X5 Door Frame FRONT 1X8 Columns/Posts: Round ____ Square 6"X6" WRAPPED

Windows*: ☒ Double Hung ☒ Casement ☒ All Wood ☐ Other REST 1X5
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer C/C + CAST - MARVIN ULTIMATE WOOD

Doors* (type and material): ☐ TDL ☒ SDL Front CORNER Rear 12 LT W/KICK Side 12 LT W/KICK PANEL
Garage Door(s): Type 3 LT SIDE HS Material PANEL

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAVY Clapboard (if applicable) _____ Roof PEWTER WOOD
Trim WHITE Sash WHITE Doors FRONT BLACK
Deck NAVY Foundation GRAY-(PARGED) Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/21/2022 Signature of owner of record _____ Signed under penalties of perjury

Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6941**
4. Doherty ACK LLC 08-6943	**4 Mariner Way**	**Hardscape**		**55.1.4/72**	**Linda Williams**
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff subject to the brick walkway moving to the east of the patio extension. (Welch)**				
Roll-call Vote	Carried 4-1 // Welch, Oliver, Patten and Pohl-aye //Coombs-nay			Certificate #	**HDC2022-08-6943**
5. Doherty ACK LLC 08-6930	**6 Mariner Way**	**New dwelling**		**55.1.4/72.3**	**Linda Williams**
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff subject to modifying the chimney to more typical proportions and relocating it to an alternate location as opposed to 4 Mariner, the east elevation changing the first story mass roof pitch from a 7/12 to a 4/12 and putting a number two window above it and the Juliet balcony to be removed and replaced with a dealer's choice window and the north shed structure will have a 4/12 pitch also. Per exhibit A. (Welch)**				
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6930**
6. Doherty ACK LLC 08-6931	**6 Mariner Way**	**Hardscape**		**55.1.4/72.3**	**Linda Williams**
Voting	Pohl, Welch, Coombs, Oliver, Patten				
Alternates	Thornewill				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Linda Williams				
Public	None				
Concerns	None				
Motion	**Motion to approve through staff not being visible at time of inspection or thereafter. (Welch)**				
Roll-call Vote	Welch, Coombs, Oliver, Patten and Pohl-aye			Certificate #	**HDC2022-08-6931**
7. Brett Fodiman **10-7279**	111 Surfside Rd	As-built MH shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				
Public	None				
Concerns	None				
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**				
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay			Certificate #	**HDC2022-10-7279**
8. Brett Fodiman **10-7281**	111 Surfside Rd	As-built GH shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				
Public	None				
Concerns	None				
Motion	**Motion to Approve with screening, and screening to be maintained in perpetuity. (Oliver)**				
Roll-call Vote	Carried 4-1 // Coombs, Oliver, Thornewill and Pohl-aye //Camp-nay			Certificate #	**HDC2022-10-7281**
9. Brett Fodiman **10-7280**	111 Surfside Rd	As built garage shingles		80/70	Slacktide
Voting	Pohl, Coombs, Camp, Oliver, Thornewill				
Alternates	Patten				
Recused	None				
Documentation	Architectural elevation plans, site plan, photos, correspondence, historical documents, advisory comments.				
Representing	Timothy Rogovich				

APPROVED
HDC2022-08-6930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JUN 2 2023
By

Vicinity Map



APPROVED
HDC 2022.08.0930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



1 HDC Application Site Plan
1/16" = 1'-0"

RECEIVED
JUN 2 2023
By

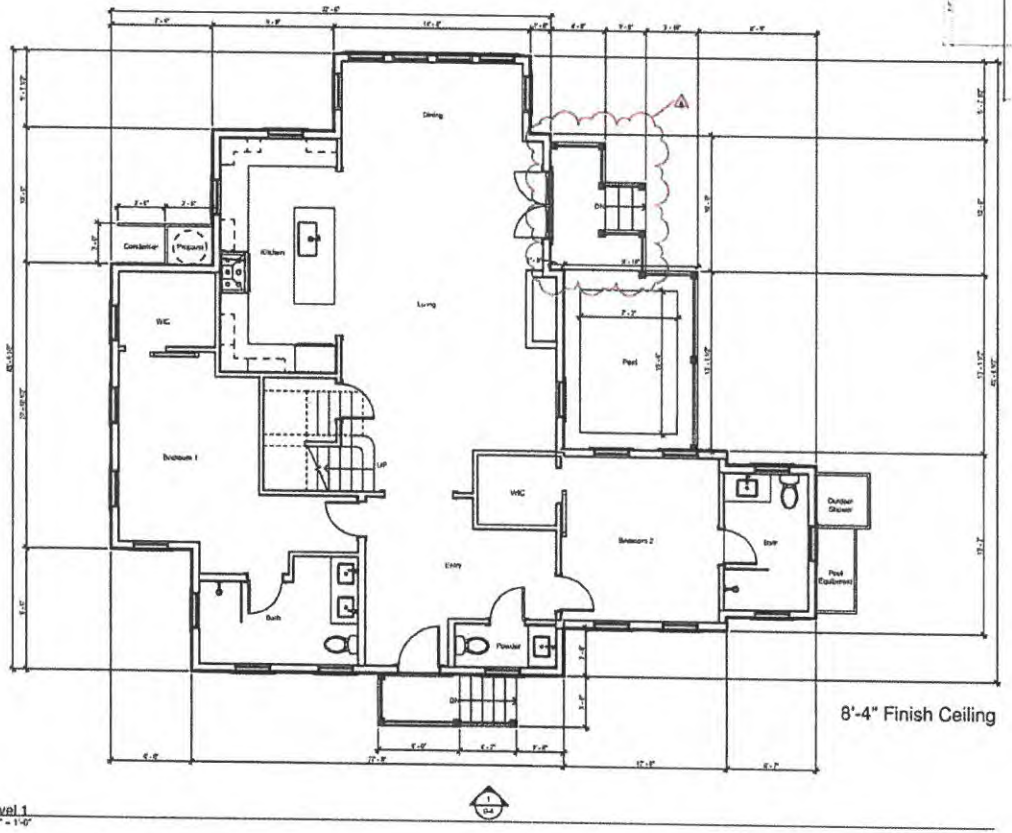
Finegold Alexander Architects

PRELIMINARY
NOT FOR
CONSTRUCTION

6 Mariner Way | Lot 2

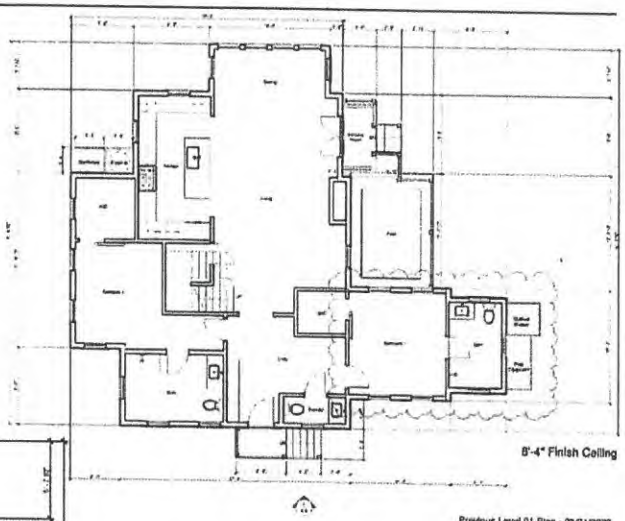
Site Plan

6-1



8'-4" Finish Ceiling

1 Level 1
1/4" = 1'-0"



8'-4" Finish Ceiling

Previous Level 01 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Removed Balcony Above Northeast Porch

Finegold Alexander Architects

PROJECT TEAM

OWNER
KDMA Corporation
200 Broadway, Suite #102
Lynnfield, MA 01940
(781) 842-0999

Civil Engineer
Hanlocket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 770-0240

Structural Engineer
Roome And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 638-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 2F,
Brookline MA 02446
(617)735-1180

Energy Rater
Hera Energy Raters LLC.
Milky, MA 02054
(508)631-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, DS
CHECKED BY: RB

SHEET NAME

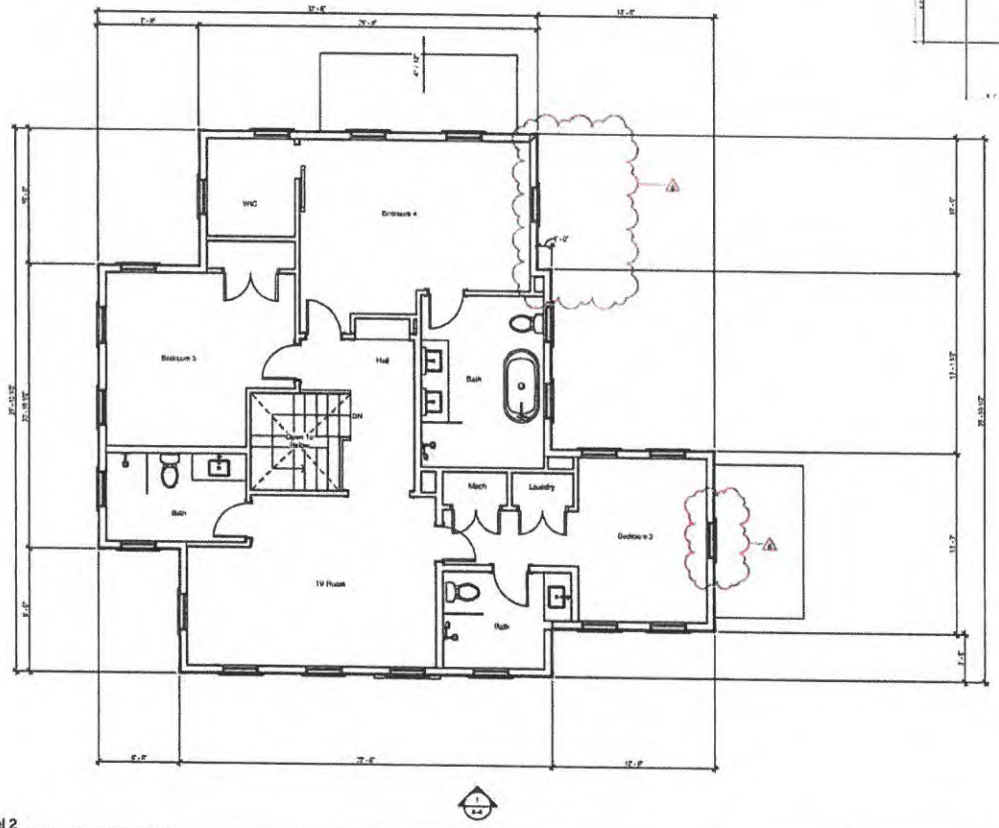
Level 1 Plan

DRAWING HISTORY

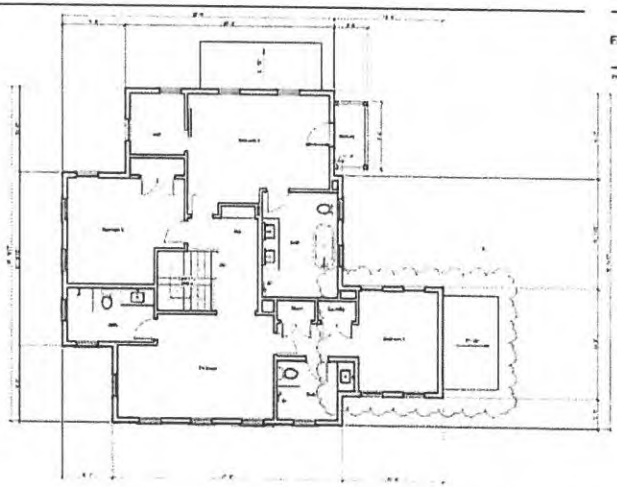
NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.24	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7

SHEET #

6-2



1 Level 2
1/4" = 1'-0"



Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 23.04.18

- Removed Balcony in Bedroom 4
- Changed French Door to Type 2 Window in Bedroom 4
- Added Type 2 Window to Bathroom 3

Finegold Alexander Architects

PROJECT TEAM

OWNER:
Kettle Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 942-2004

Civil Engineer
Nantucket Surveyors
5 Windy Way,
Nantucket, MA 02554
(508) 228-0249

Structural Engineer
Rooms And Quarterline LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 526-1700 x 202

Landscape Architect
Verdant Landscape Architecture
110 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hera Energy Raters LLC.
Mills, MA 02054
(508)631-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Mariner Way | Lot 2

PROJECT #:	P02/02.0
ISSUE DATE:	04/10/2023
PROJECT STATUS:	HDC Submission
DRAWN BY:	CD, BS
CHECKED BY:	RB

SHEET NAME
Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7

SHEET #
6-3



Previous South Elevation - 03/21/2023

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	3' 7 3/8"	5' 1"	12	Simulated Divided	Marvin Windows and Doors	Ultrex/a	UWDH2610	Vinyl
2	2' 7 3/8"	3' 9"	expo-sed	Casement	Marvin Windows and Doors	Ultrex/a	UWDH2515	Wood
3	2' 7 3/8"	4' 5"	12	Simulated Divided	Marvin Windows and Doors	Ultrex/a	UWDH2622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	0	6	Therma-Tru Ltd.	Smooth Star	S210	Fiberglass
C2	5' 0"	7' 0"	12	1	Therma-Tru Ltd.	Smooth Star	S2240 SDL	Fiberglass

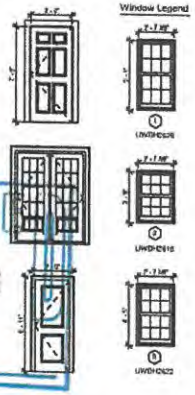
Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	10' Wall Lat Planks
Roof	CertainTeed	Landmark Architectural	Weathered	Ind Fascia
Windows			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultrex/a Wood	White Rock	Refer to Window Sched.

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope

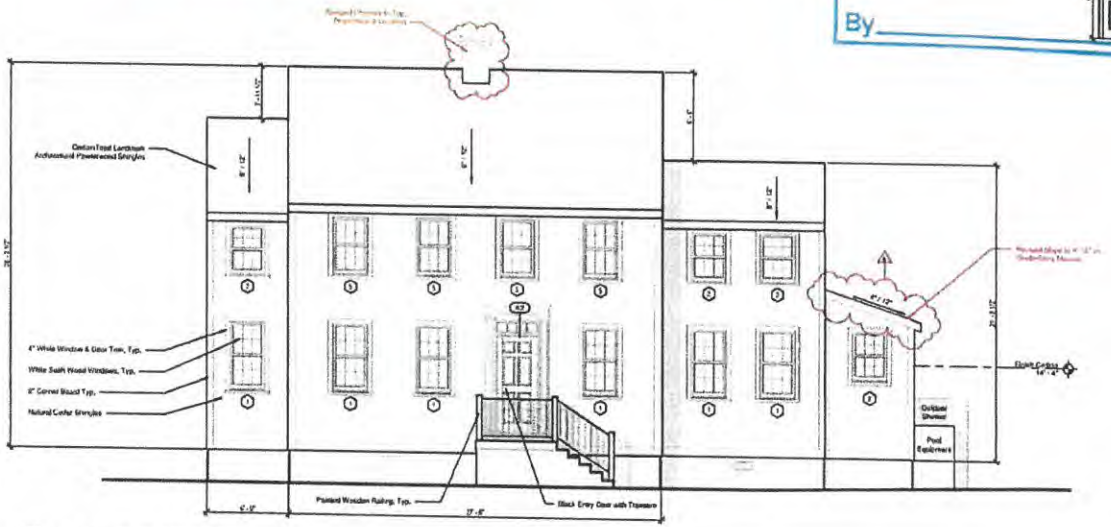
Window Legend



APPROVED
HDC2022.08.6930

NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

RECEIVED
JUN 2 2023
By



1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
RESAL Corporation
295 Broadway, Suite #183
Lynnfield, MA 01940
(781) 842-2800

Civil Engineer:
Manhasset Surveyors
6 Windy Way,
Manhasset, MA 02554
(508) 339-0245

Structural Engineer:
Rogers and Gusmorino LLC.
295 Trade Center, Suite 2040
Woburn, MA 01801
(617) 829-1700 x 202

Landscape Architect
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)739-1188

Energy Rater:
Mark Energy Raters LLC.
Millis, MA 02054
(508)831-4033

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P22108
ISSUE DATE: 04/07/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, DS
CHECKED BY: FG

SHEET NAME:
Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions PH
4	23.03.21	HDC Revisions PH
5	23.04.18	HDC Revisions RT

SHEET #:
6-4



Previous North Elevation - 03/21/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' 7 3/8"	3' 1"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' 7 3/8"	3' 6"	<VIN #1>	<VIN #2>	Marvin Windows and Doors	Ultimate	UWDH2616	Wood
3	2' 7 3/8"	4' 3"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	2' 6"	7' 0"	6	6	Therma Tru Ltd.	Smooth Star	S2N1	Fiberglass
C3	5' 0"	7' 0"	12	1	Therma Tru Ltd.	Smooth Star	S2N8 RDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimensions
Front Entry Door	Therma Tru Ltd	Smooth Star	Black	Refer to Door Schedule
Outdoor Shower			Natural Cedar	6" Vertical Planks
Wood	Certain Teed	Landmark Architectural	Pleistocene	Tab Fence
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	Tab
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Schedule

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope
- Removed Balcony above Northeast Porch

APPROVED
HDC2022.08.6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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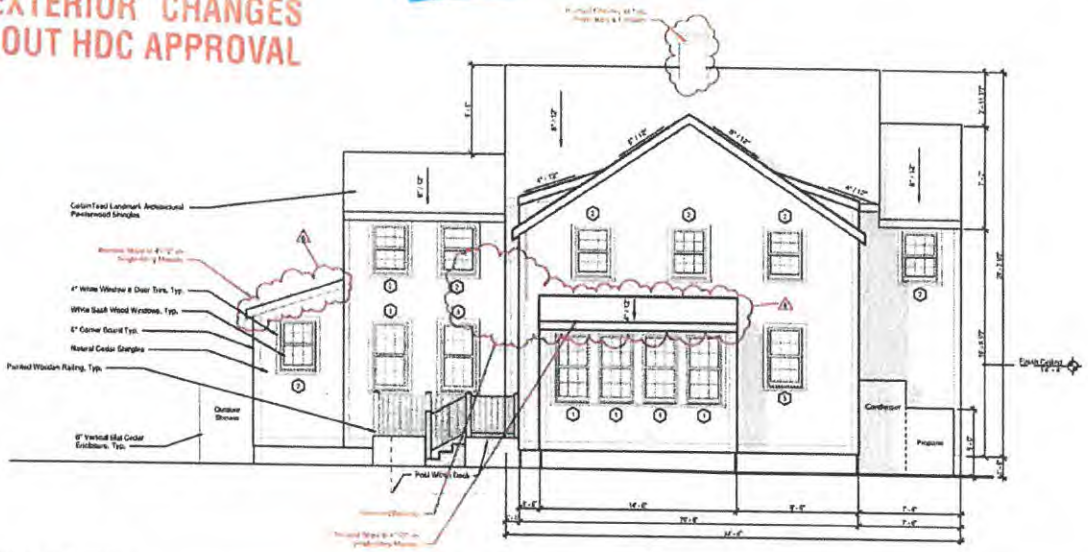
JUN 2 2023
By

Window Legend





1 North Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

Owner
KEMs Corporation
203 Broadway, Suite 4103
Lynnfield, MA 01940
(781) 943-2906

Civil Engineer
Hartnett Surveyors
6 Windy Way,
Hartnett, MA 02554
(508) 228-0248

Structural Engineer
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 628-1700 x 202

Landscape Architect
Vendetti Landscape Architecture
218 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1188

Energy Rater
Hers Energy Raters LLC.
Mills, MA 02054
(508)831-6633

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
6 Marinor Way | Lot 2

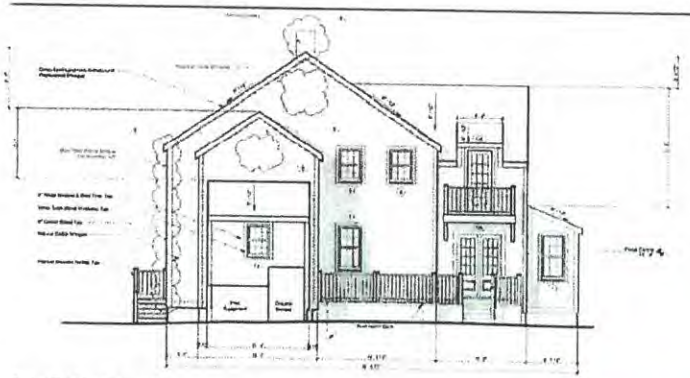
PROJECT #: PE2103.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RR

SHEET NAME
Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.09	HDC Revisions
4	23.01.26	HDC Revisions, RR
5	23.03.21	HDC Revisions, PM
6	23.04.18	HDC Revisions, RT

SHEET #
6-6



Previous East Elevation - 03/21/2023

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' 7 3/8"	5' 1"	12	6 Insulated Double	Marvin Windows and Doors	Ultimate	UWDH2X5	Wood
2	2' 7 3/8"	3' 8"	<NW> Max	<PRIVACY>	Marvin Windows and Doors	Ultimate	UWDH2838	Wood
3	2' 7 3/8"	4' 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2852	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' 0"	7' 0"	8	6	Therma Tru Ltd	Smooth-Star	3218	Fiberglass
D2	5' 0"	7' 0"	12	1	Therma Tru Ltd	Smooth-Star	82269 5/8L	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma Tru Ltd	Smooth-Star	Black	Refer to Shop Submit
Cabinet Hardware			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Weathered Wood	1x8 Fascia
Skylights			Natural Cedar	
Trim & Ancillary Items			White	1x6
Windows	Marvin	Ultimate Wood	White Sand	Refer to Window Schedule

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope
- Removed Balcony above Northeast Porch
- Changed French Door to Type 2 Window
- Added Type 2 Window above Single Story Mass (Left)

Window Legend



APPROVED
HDC2022.08.6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

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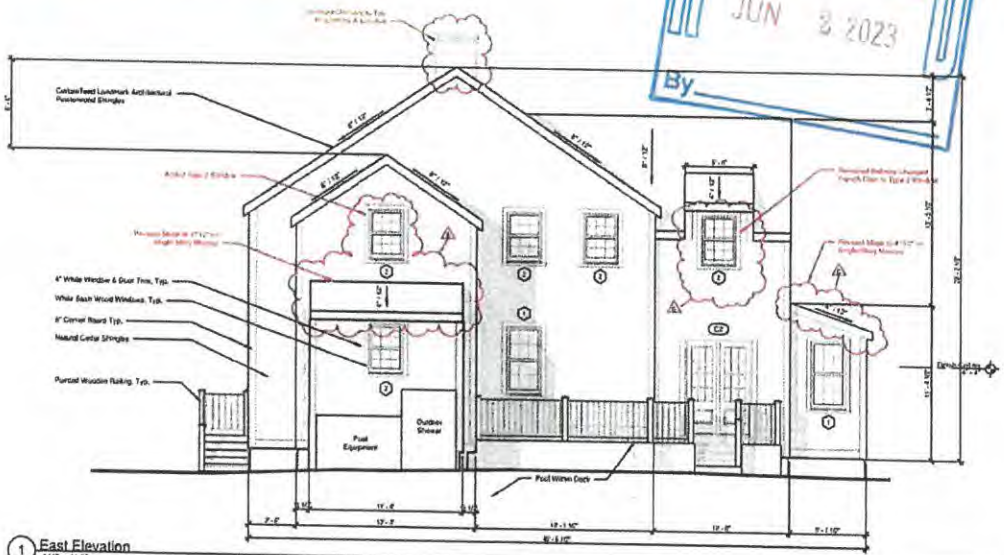
JUN 8 2023
By



1 East Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMa Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2500

Civil Engineer:
Nantucket Surveyors
6 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosone And Counselire LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 426-1700 x 200

Landscape Architect:
Verdant Landscape Architecture
344 Harvard Street, Suite 29
Brookline MA 02446
(617)735-1188

Energy Rater:
Hers Energy Raters LLC.
Mdc, MA 02054
(508)431-8433

KEY PLAN



PRELIMINARY NOT FOR CONSTRUCTION

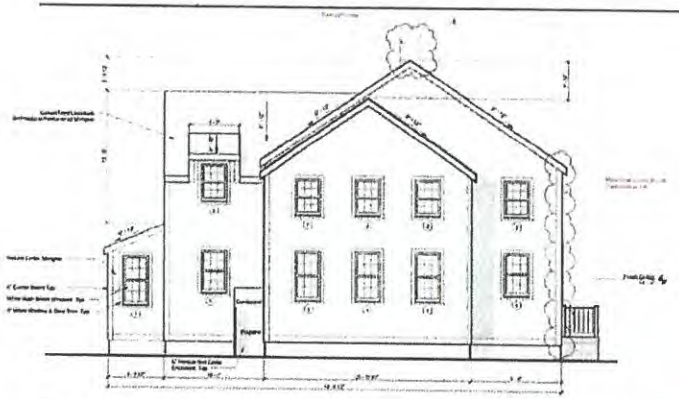
PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P6270.D
PLAN DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions RB
5	23.03.21	HDC Revisions TN
6	23.04.18	HDC Revisions RF

SHEET #:
6-7



Previous West Elevation - 03/21/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 0"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Thermo Tru Ltd	Smooth Star	S210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Thermo Tru Ltd	Smooth Star	S2050 SDL	Fiberglass

Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo Tru Ltd	Smooth Star	Mark	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pharmaceutical	Tall Fence
Shingles			Natural Cedar	
Trim & Ant Sets Doors			White	1x5
Shadows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

MODIFICATIONS | 23.04.18

- Revised Chimney to Typ. Proportions & Location
- Revised Single-Story Masses to a 4"/12" Slope

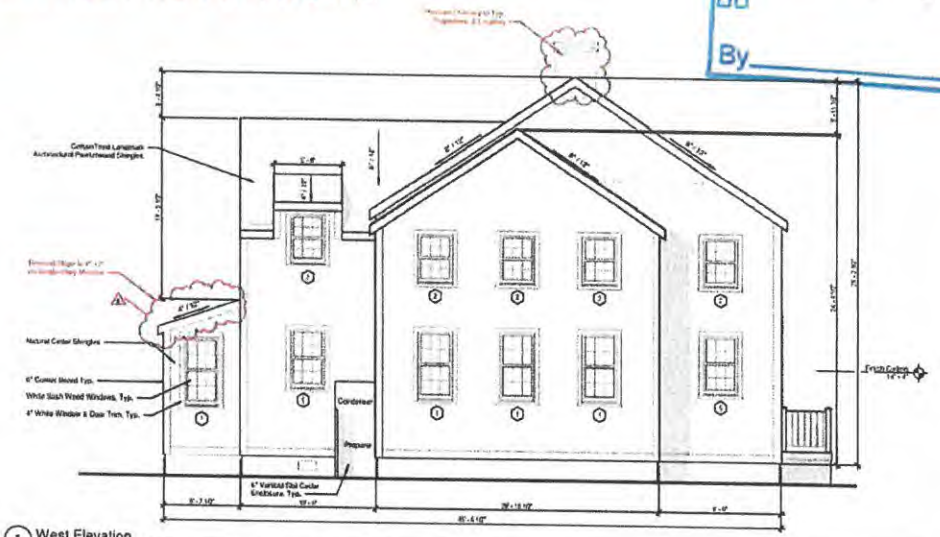
APPROVED
HDC2022-08-6930

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

RECEIVED
[illegible] 2023
By

Window Legend





1 West Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TITLE

OWNER:
KEMs Corporation
200 Boundary, Suite #153
Lynnfield, MA 01940
(781) 842-2996

Civil Engineer:
Neddocket Surveyors
8 Windy Way,
Rockwood, MA 02554
(508) 228-0240

Structural Engineer:
Rooms And Geometrics LLC.
300 Trade Center, Suite 2540
Woburn, MA 01801
(617) 629-1701 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1160

Energy Rater:
Hera Energy Raters LLC.
Mills, MA 02054
(508)631-0633

KEY PLAN



LINE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION

6 Mariner Way | Lot 2

PROJECT #: FG270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME

Exterior Elevations

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
3	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RB

SHEET #

6-5

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 72.2

Street & Number of Proposed Work: 6 MARINER WAY

Owner of record: DOHERTY ACK LLC

Mailing Address: 100 CONIFER HILL DR #304
DANVERS, MA 01923

Contact Phone #: 978-316-9558 E-mail: JDOHERTY@KENSCORP.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-6432 E-mail: ZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-08-6931

☒ Pool (Zoning District RC) ☐ Porch ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks: ELEVATE POOL OFF GROUND AS REQUIRED BY CONSERVATION COMMISSION 18" ABOVE DECK LEVEL NO CHANGE IN SIZE OR LOCATION CONTINUES NOT TO BE VISIBLE

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____

☐ Other NO

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

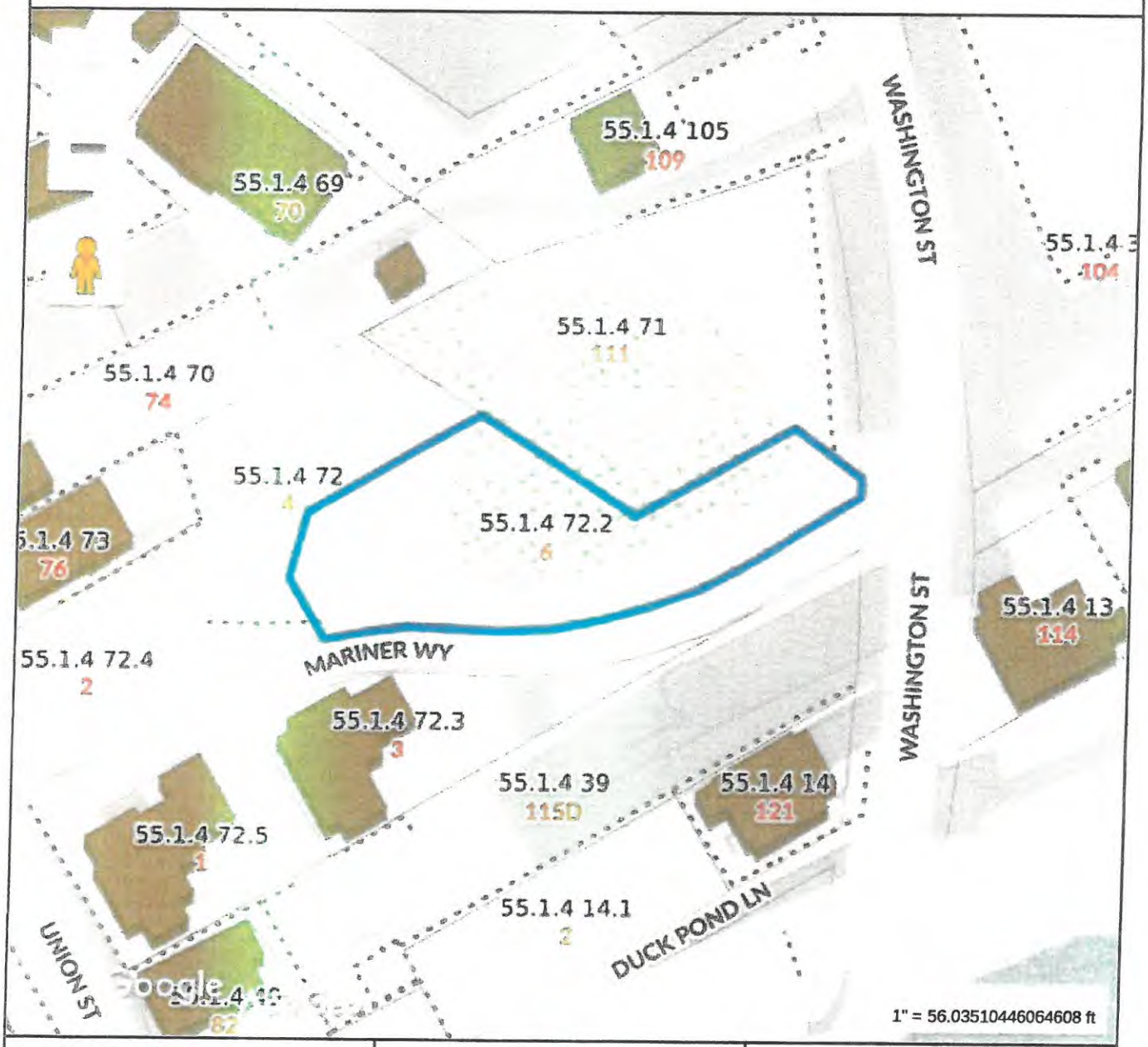
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/17/2023 Signature of owner of record _____ Signed under penalties of perjury



Property information

Property ID	55.1.4 72.2
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



Property Information

Property ID	55.1.4 72.2
Location	6 MARINER WY
Owner	DOHERTY ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

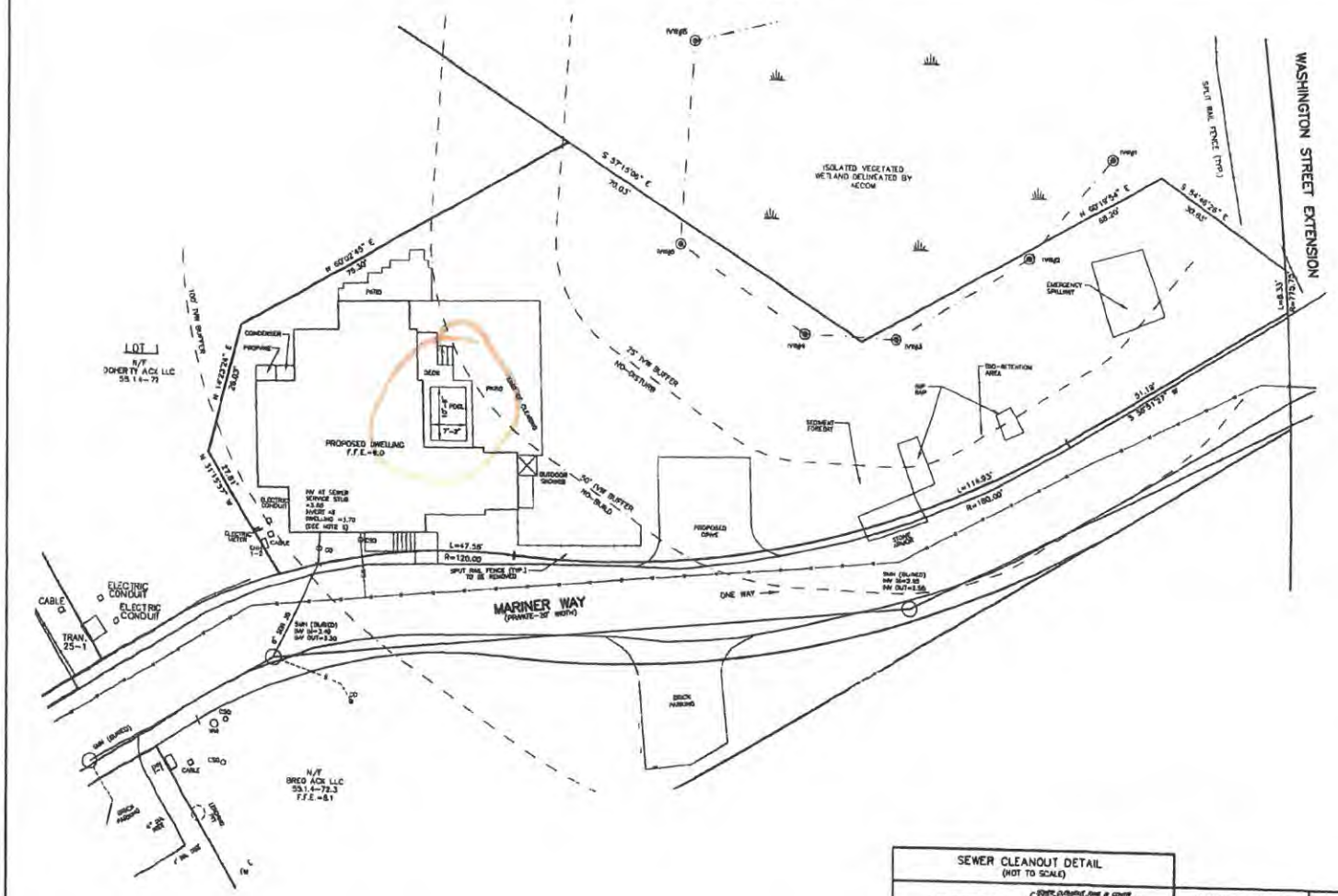
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

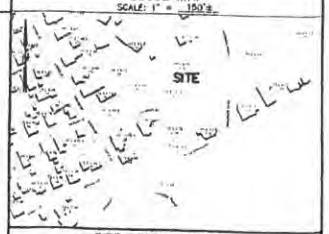
SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



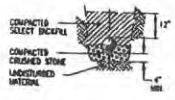
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)

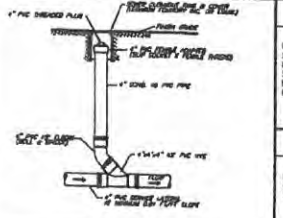


NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 72 LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT./FT. MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (NP) APPROVAL PLANNING BOARD FILE #7770, Qd. Bk. 1512, Pg. 10, (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Qd. Bk. 1886, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0006H, EFFECTIVE DATE JUNE 5, 2014
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1364 PAGE 179.

SEWER CLEANOUT DETAIL

(NOT TO SCALE)



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 350 GALLONS PER DAY

LEGEND:
- N/F = NOW OR FORMERLY
- PVC = POLYVINYL CHLORIDE
- CO = CLEANOUT
- CB = CONCRETE BOUND
- SBF = STONE BEND PIPE
- F.F.E. = FINISH FLOOR ELEVATION
- CSO = CLASS SANITARY
- EXISTING SPOT GRADE

DESIGN BY	S/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	WELL #	CHECKED BY
KLS		MAP 55.1.4 PARCEL 72.2	Qd. Bk. 1887 Pg.81	L.C.PL.#9516-K	DOHERTY ACK LLC	3	N-11451	P.S./DME

BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN THE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.31
NAVD88 DATUM

PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60
(SEE NOTE 1)	

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC
DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED

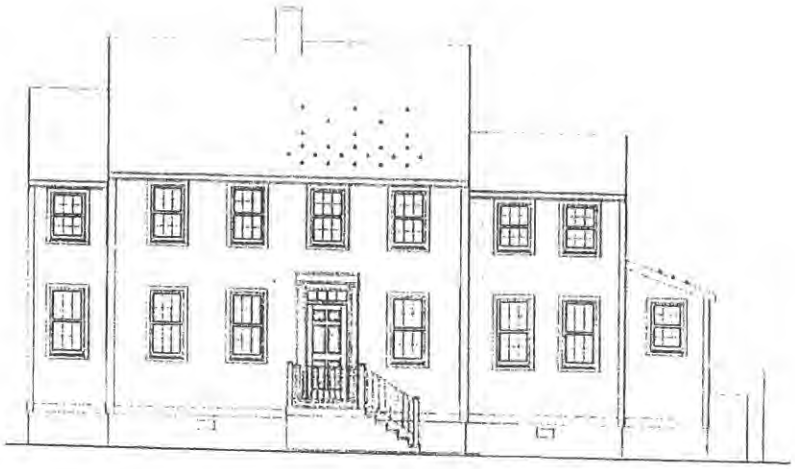
NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11451

6 Mariner Way | Lot 2

KEMS Corporation
200 Conifer Hill Drive, Suite 304
Danvers, MA 01923



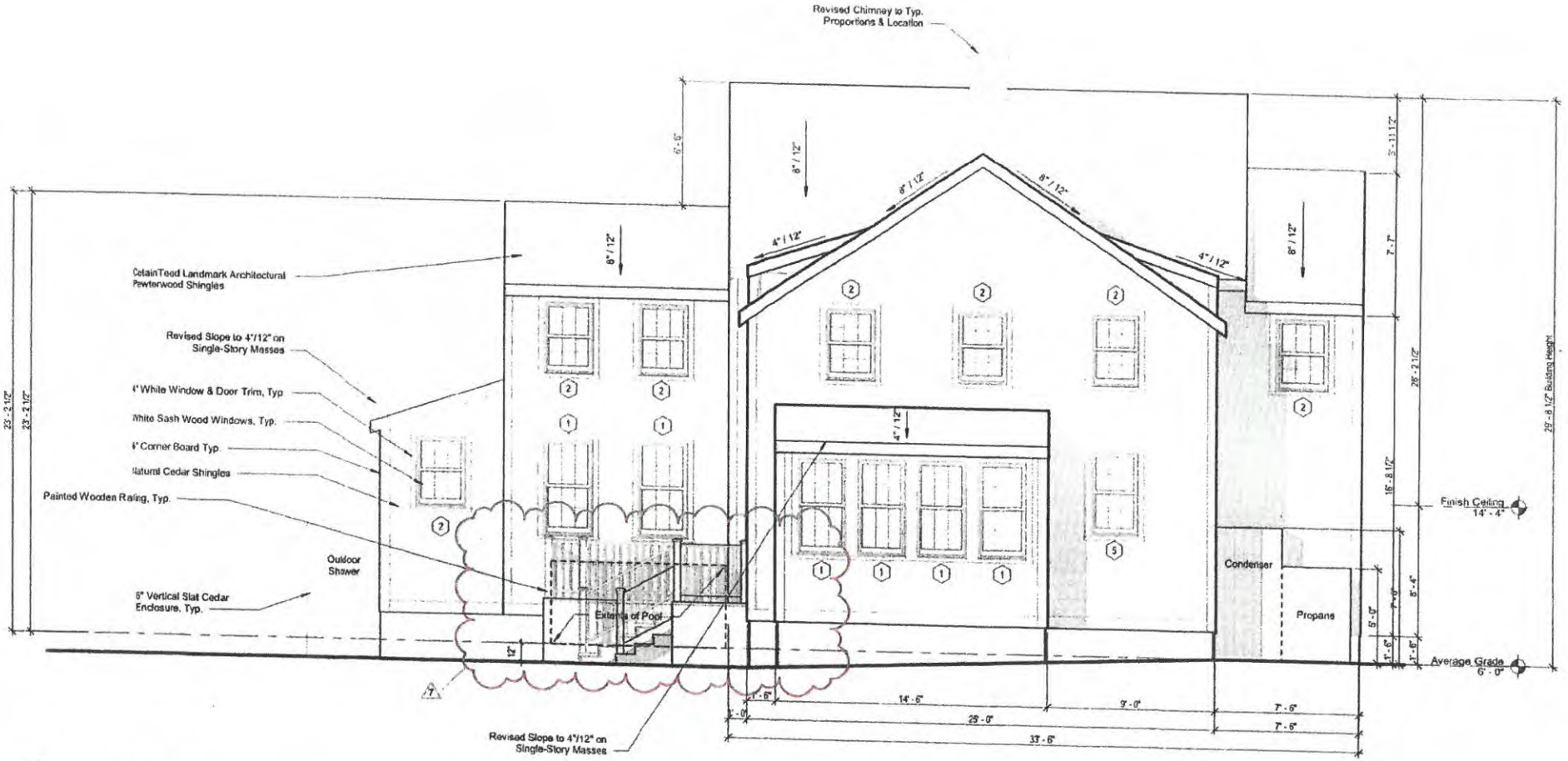
NO CHANGE - SOUTH ELEVATION

Finegold Alexander Architects
77 North Washington St
Boston, MA 02114
T 617 227 9272
F 617 227 5032
w www.faainc.com

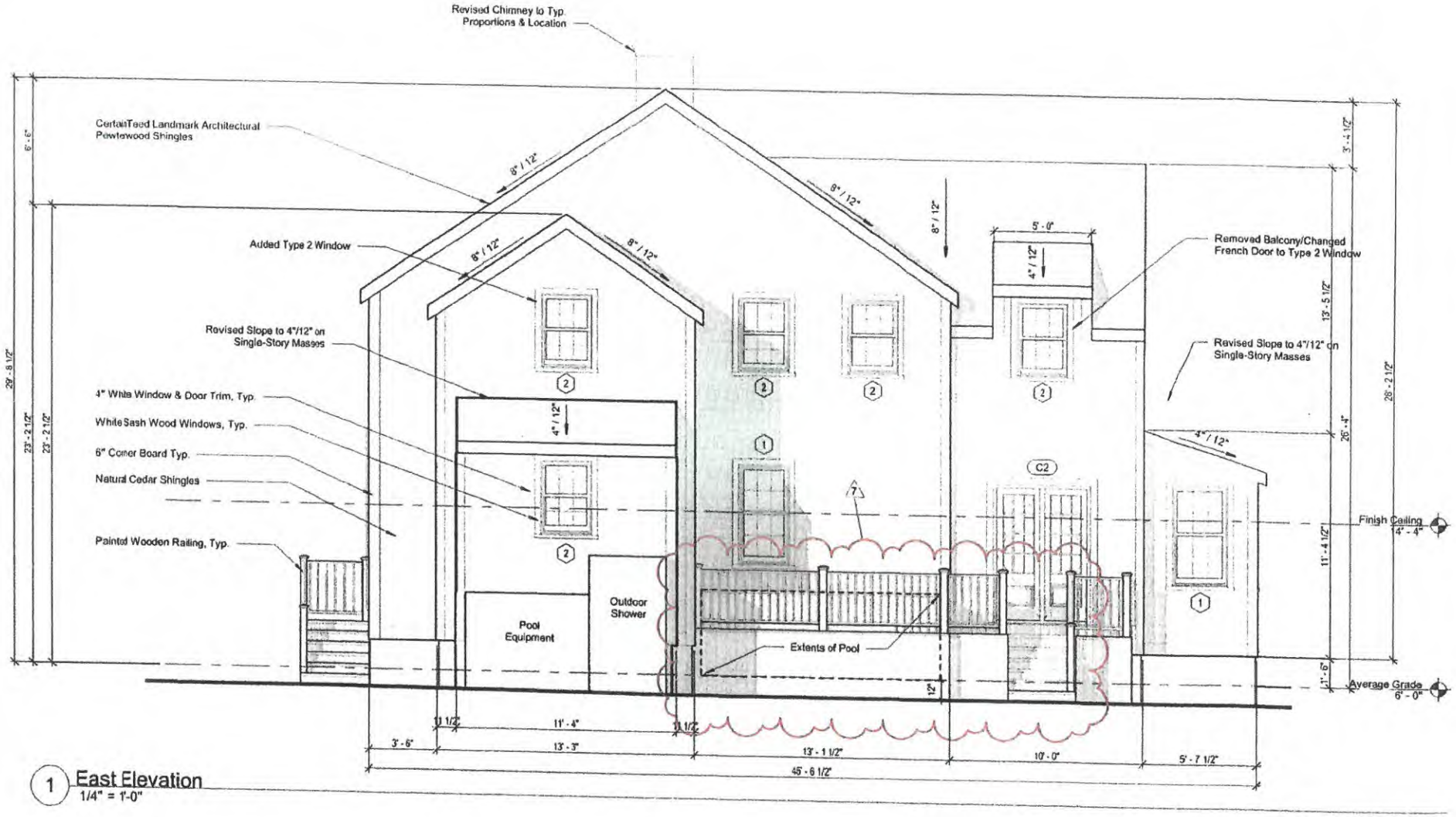
CONSULTANTS:

12/5/2023 - COMPILED SET THRU 6-BN-003

Project No.P0270.0
08/15/2023
Construction Documents



1 North Elevation
1/4" = 1'-0"



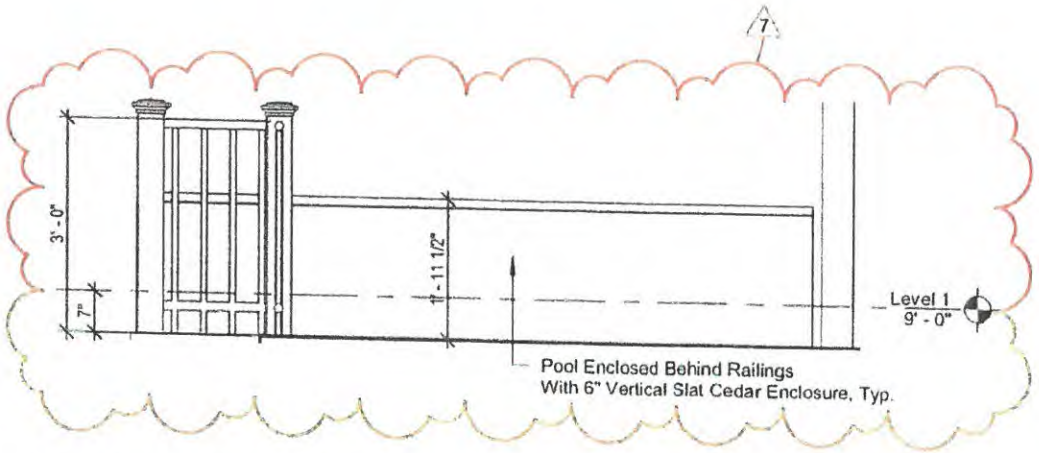
1 East Elevation
1/4" = 1'-0"

1 East Elevation
1/4" = 1'-0"

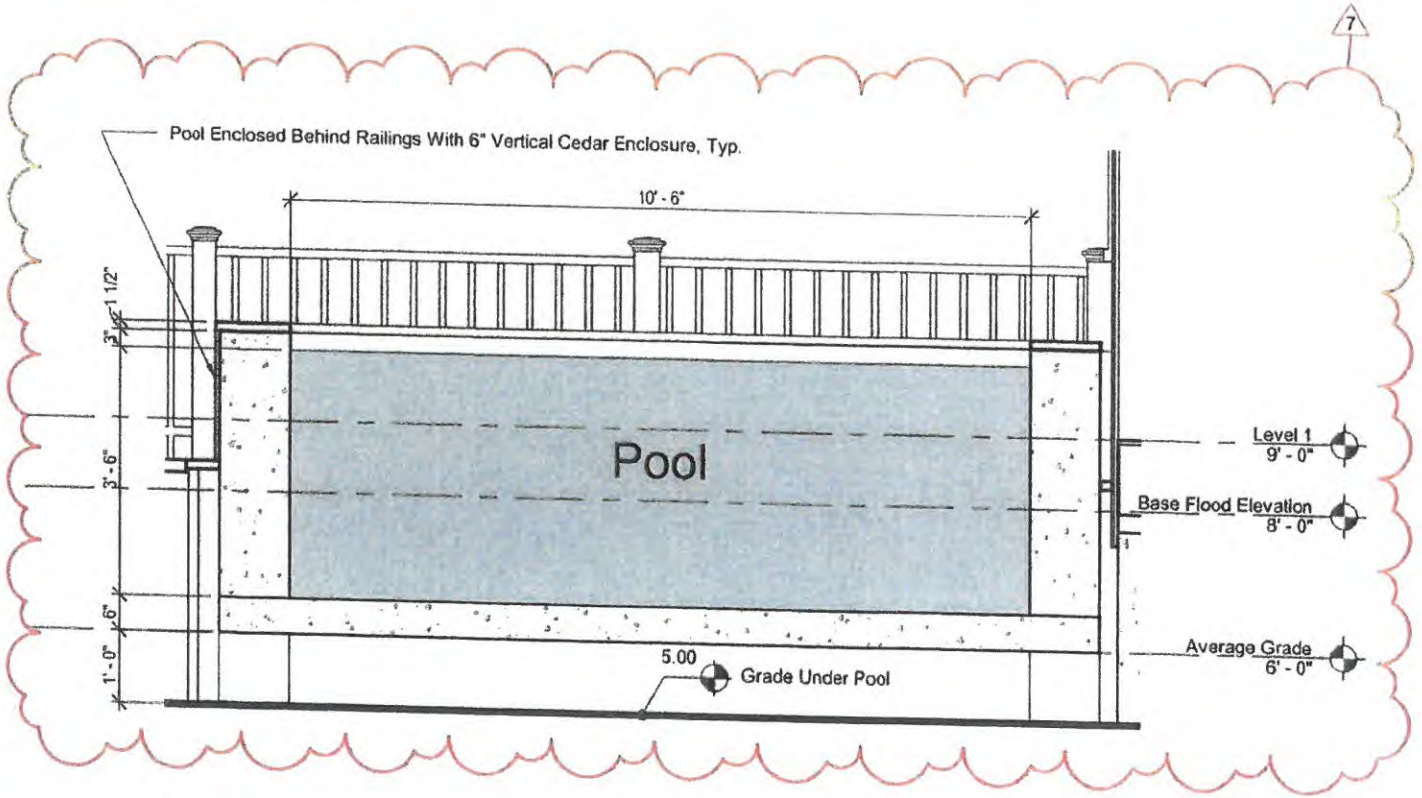


2 West Elevation
1/4" = 1'-0"

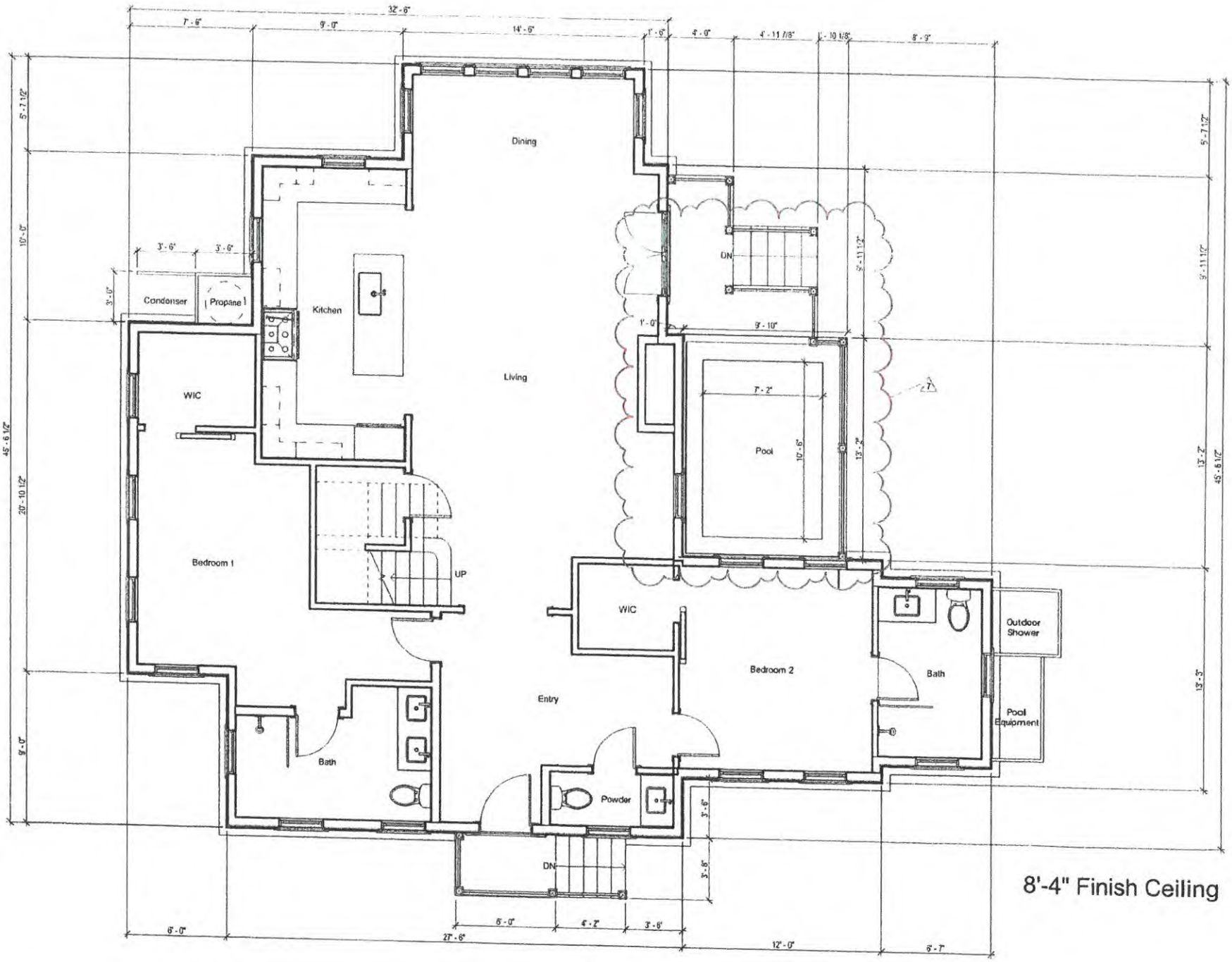
NO CHANGE



3 Typ. Pool Wall Elevation
1/2" = 1'-0"

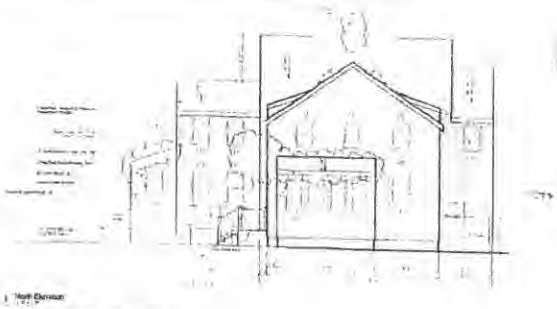


2 Section at Pool
1/2" = 1'-0"



1 Level 1
1/4" = 1'-0"

1
6-4



1 North Elevation

Previous North Elevation - 05/08/2023

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH-2838	Wood
2	2'-7 3/8"	3'-9"	Fixed pane	Transom	Marvin Windows and Doors	Ultimate	UWDH-2838	Wood
3	2'-7 3/8"	6'-9"	10	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH-2852	Wood

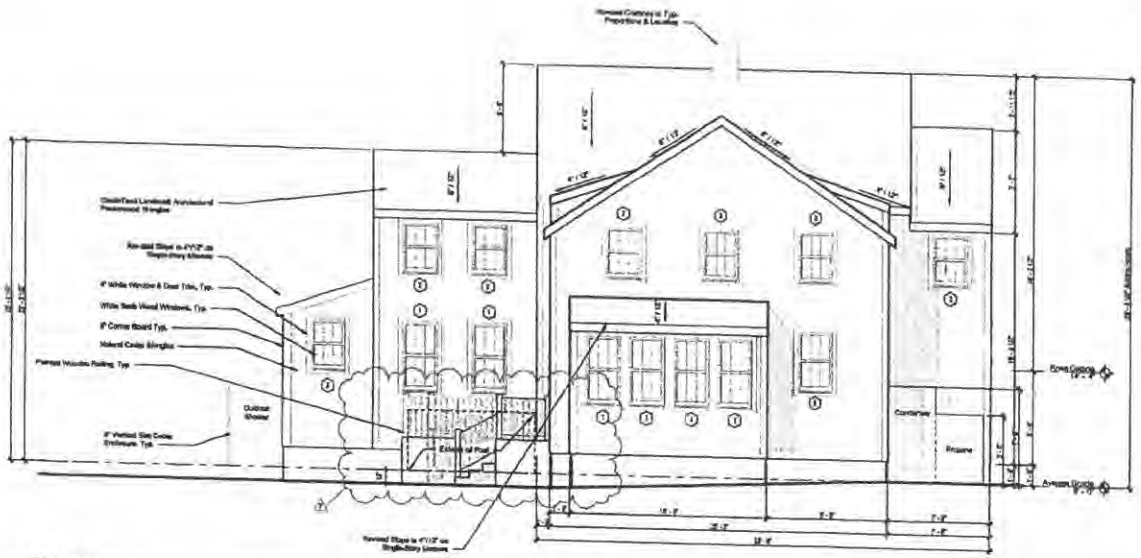
Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	0	6	Thermtru Fiberglass	Smooth-Star	2310	Fiberglass
C2	3'-0"	7'-0"	10	1	Thermtru Fiberglass	Tanguay-Star	82260-822	Fiberglass

Materials Legend					
Material	Manufacturer	Product Line	Color	Dimensions	
Front Entry Door	Thermtru Fiberglass	Smooth-Star	Beige	Similar to Door Select	
Exterior Shutters			Natural Cedar	15" Vertical Planks	
Roof	Custom/Tried	Landmark Architectural	Predetermined	Tuff Facets	
Shingles			Natural Cedar		
Trim & Ancillary Items			White	5/4	
Windows	Marvin	Ultimate Wood	Alpine Stock	Refer to Window Sched.	

Window Legend



MODIFICATIONS | 23.12.26
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



1 North Elevation
1/4" = 1'-0"

Finegold Alexander Architects

OWNER:
RAMs Corporation
200 Broadway, Suite #101
Lynnfield, MA 01940
(781) 942-2666

Civil Engineer:
Nantucket Surveyors
6 Windy Way
Nantucket, MA 02554
(508) 228-4240

Structural Engineer:
Reginis And Sisemore Ltd.
200 Trade Center, Suite 108
Woburn, MA 01801
(617) 926-1700 x 310

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 31
Brookline MA 02446
(617)730-1187

Energy Rater:
Here Energy RAM-H LLC
Attn, MA 02054
(508)831-0431



PRELIMINARY NOT FOR CONSTRUCTION

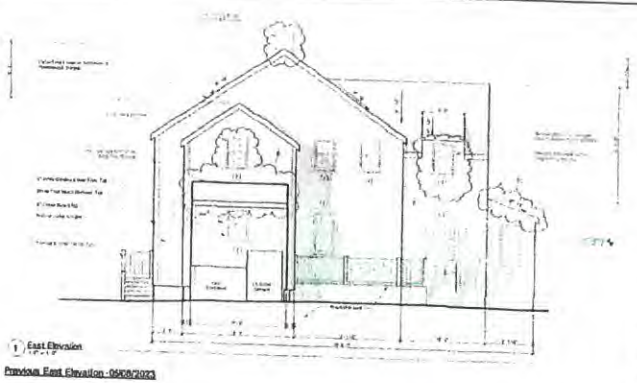
PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: PZ763
ISSUE DATE: 04/06/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD; SB
CHECKED BY: KB

SHEET TITLE:
Exterior Elevations

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.26	HDC Revisions
3	23.01.26	HDC Revisions - PB
4	23.03.31	HDC Revisions - PB
5	23.04.19	HDC Revisions - PB
6	23.12.08	HDC Pre-Revision

SHEET #:
6-6

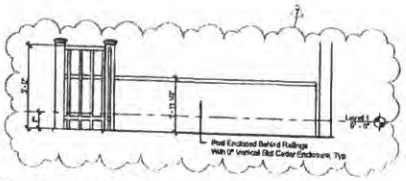


1 East Elevation
1/4" = 1'-0"

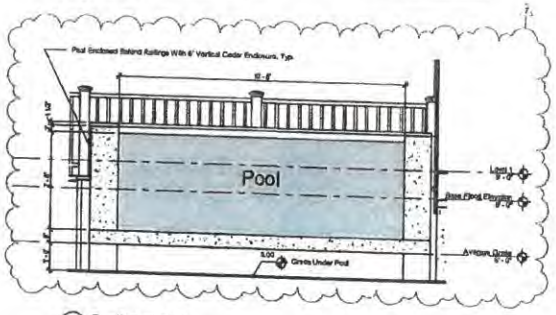
Previous East Elevation - 05/08/2023

MODIFICATIONS | 23.12.26

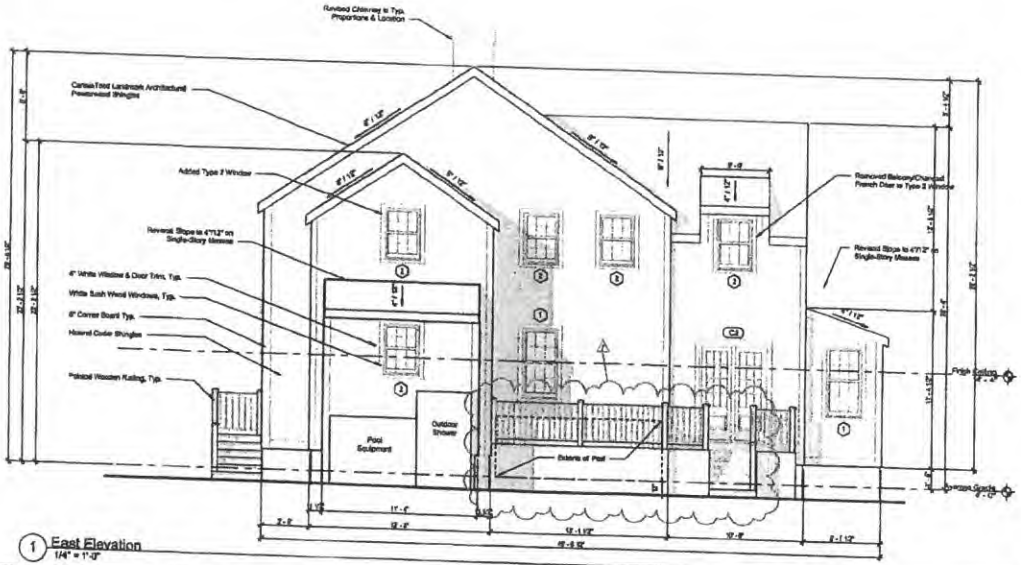
- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck



3 Typ. Pool Wall Elevation
1/2" = 1'-0"



2 Section at Pool
1/2" = 1'-0"



1 East Elevation
1/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2'-7 3/8"	3'-9"	1 and 6	*varied*	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2'-7 3/8"	4'-5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	7'-0"	7'-0"	0	6	Thermo-Tru Ltd.	Smooth-Star	S210	Fiberglass
C2	8'-0"	7'-0"	12	1	Thermo-Tru Ltd.	Smooth-Star	S2250-SGL	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	Certain Teed	Landmark Architectural	Powerwood	Tall Fiberglass
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x5
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KSSIs Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 642-2998

Civil Engineer:
Nantucket Surveyors
8 Windy Way,
Nantucket, MA 02654
(508) 228-0240

Structural Engineer:
Rooms And Guarracino LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 428-1700 x 202

Landscape Architect:
Vordust Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)736-1180

Energy Rater:
Hers Energy Raters LLC.
Millis, MA 02054
(508)831-6633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
8 Mariner Way | Lot 2

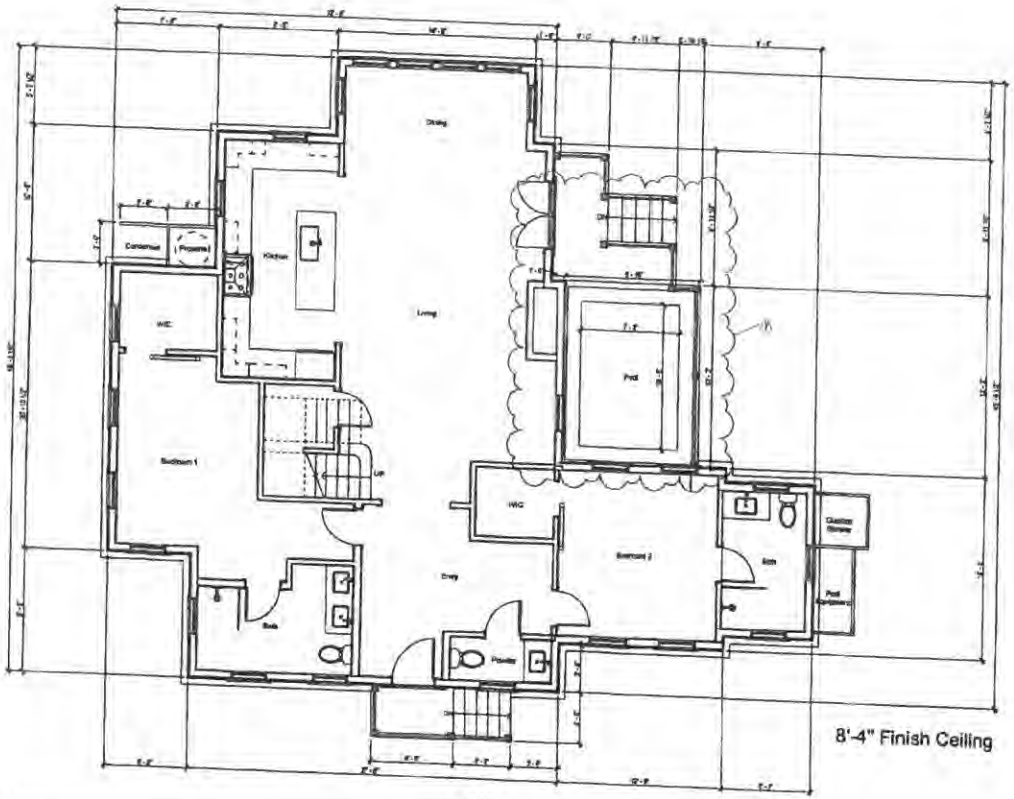
PROJECT #: PD270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, SS
CHECKED BY: RS

SHEET NAME:
Exterior Elevations

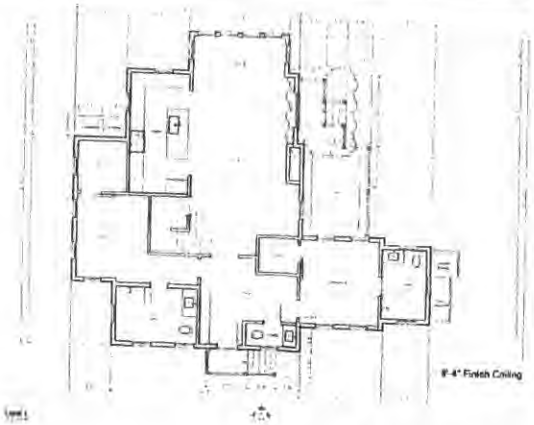
DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
3	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R0
5	23.03.21	HDC Revisions_R0
6	23.04.18	HDC Revisions_R7
7	23.12.26	HDC Pool Revision

SHEET #:
6-7



1 Level 1
1/4" = 1'-0"



Previous Level 01 Plan - 05/08/2023

MODIFICATIONS | 23.12.26

- Revised Pool Per ConComm Approval W/ Bottom of Pool Set at 12" Above Grade & Pool Fully Captured By Deck

Finegold Alexander Architects

PROJECT TEAM

OWNER
Kittle Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 342-2996

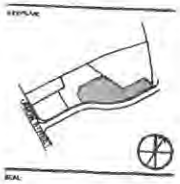
Civil Engineer
Nantucket Surveyors
8 Windy Way
Nantucket, MA 02554
(508) 228-0240

Structural Engineer
Rosens And Guerrucino LLC
309 Trade Center, Suite 3540
Woburn, MA 01801
(617) 629-1700 x 202

Landscape Architect
Verdiell Landscape Architecture
219 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hers Energy Raters LLC
Mills, MA 02054
(508)831-0533

KEYPLANE



SCALE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

PROJECT #: P1070.2
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, EB
CHECKED BY: RB

SHEET NAME
Level 1 Plan

DRAWING HISTORY

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.10	HDC Revisions
4	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RB
7	23.12.26	HDC Pool Revisions

SHEET #
6-2

MARINER WAY – SUPPORT PICTURES FOR POOLS

2/4/6 MARINER WAY



REAR – EAST ELEVATION OF 2 MARINER WAY



FRONT - SOUTH ELEVATION OF 4 MARINER WAY – WEST ELEVATION OF 6 MARINER WAY



TOWARDS REAR – EAST ELEVATIONS OF 6 ON THE LEFT AND 4 ON THE RIGHT MARINER WAY



VIEW FROM WASHINGTON STREET EXTENSION UP MARINER WAY – NO DISTURB BUFFER





CLOSE UP





CLOSE UP



NO DISTURB LINE MARKED IN RED



Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020: https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

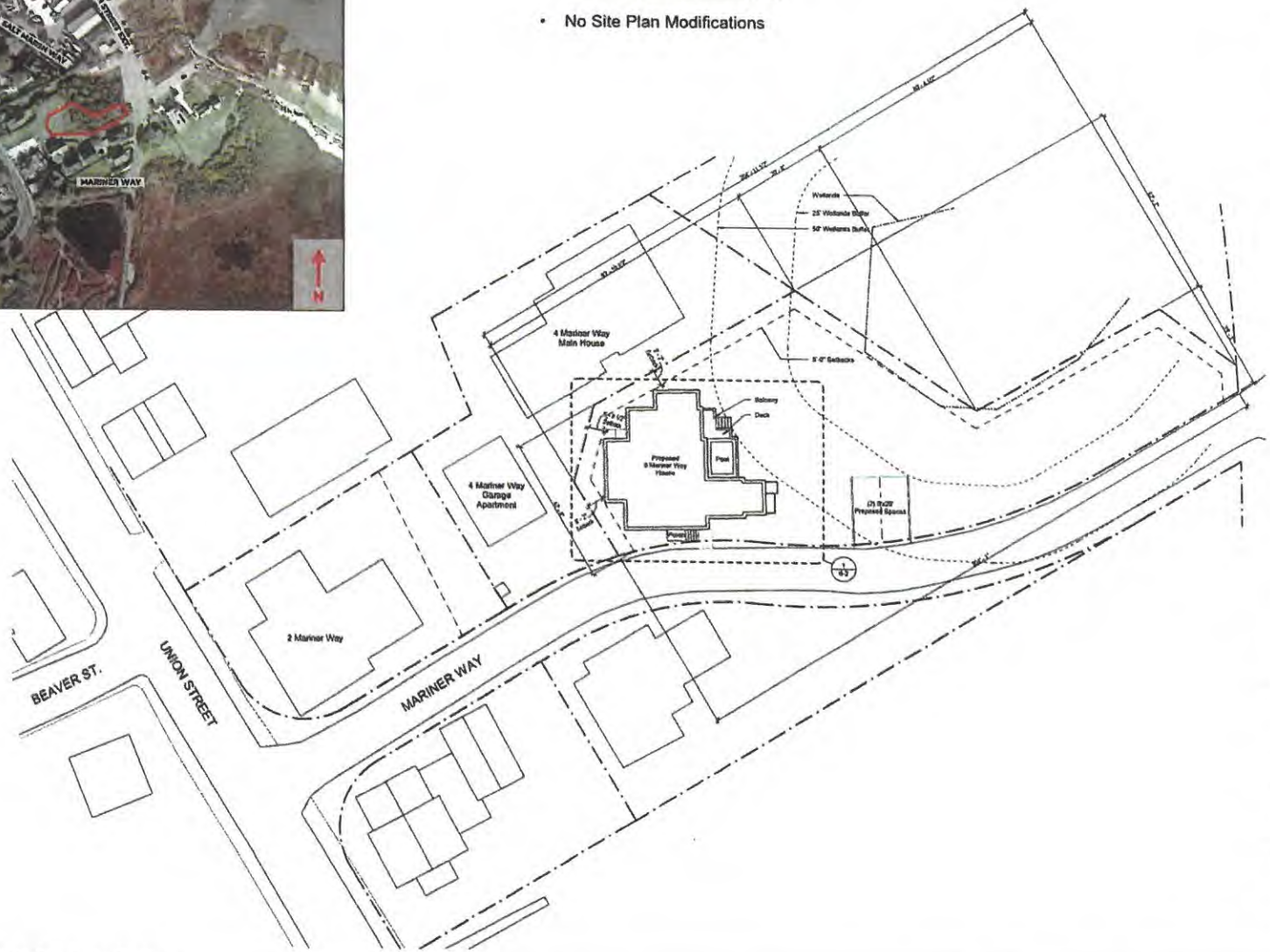
	Date submitted to 2 Fairgrounds Road: 4/1/2024
	HDC Case Number (ie HDC2020-05-0265): 2023-12-9700 Address: 6 MARINA WAY
N/A	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps 55.14-72.2
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
	Three (3) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Vicinity Map



MODIFICATIONS | 24.03.27

- No Site Plan Modifications



1 HDC Application Site Plan
1/16" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMa Corporation
200 Broadway, Suite 0103
Lynnfield, MA 01940
(781) 942-2998

Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0246

Structural Engineer:
Rooms And Guerrocino LLC.
300 Trade Center, Suite 2540
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect:
Vanderd Landscape Architecture
319 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater:
Hare Energy Raters LLC.
Mills, MA 02054
(508)631-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Site Plan

DRAWING HISTORY:

NO	DATE	DESCRIPTION

SHEET #
6-1

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultrex	UWDH2626	Wood
2	2'-7 3/8"	3'-5"	<varies>	<varies>	Marvin Windows and Doors	Ultrex	UWDH2618	Wood
5	2'-7 3/8"	4'-1 5"	12	Simulated Divided	Marvin Windows and Doors	Ultrex	UWDH2622	Wood

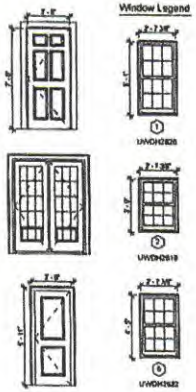
Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	0	6	Thermo-Tru Ltd.	Smooth-Star	8219	Fiberglass
C2	5'-0"	7'-0"	1/2	1	Thermo-Tru Ltd.	Smooth-Star	83230-624	Fiberglass

Materials Legend

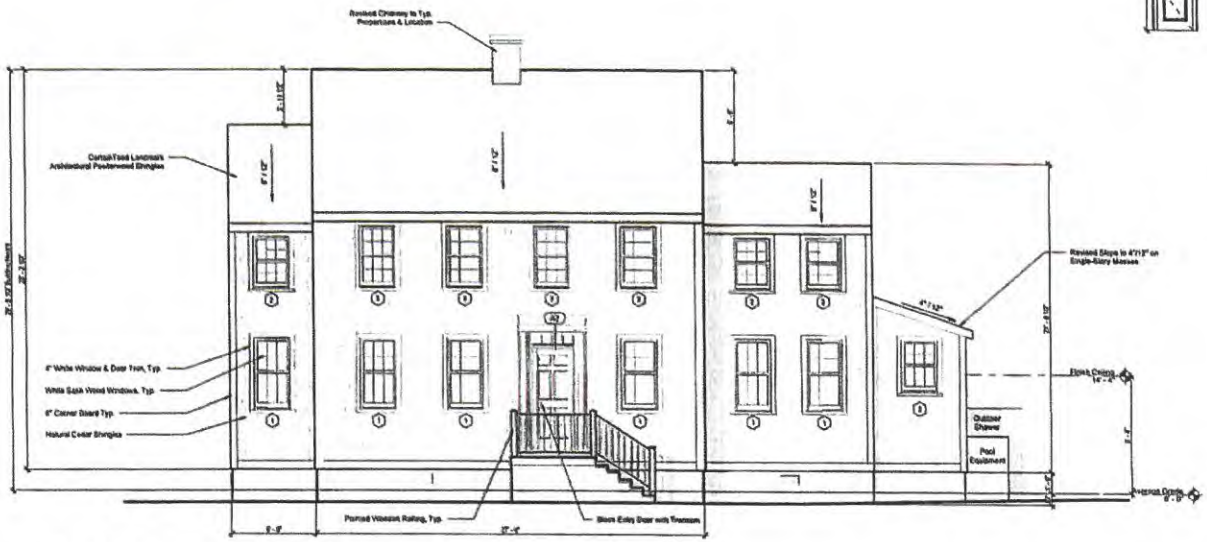
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewterwood	1x6 Resaw
Shingles			Natural Cedar	
Trim & Ancillary Items			White	Tall
Windows	Marvin	Ultrex Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 24.03.27

- No South Elevation Modifications



1 South Elevation - Mariner Way
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM:

OWNER:
Nikita Carpentikov
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2998

Civil Engineer:
Nantucket Surveyors
6 Windy Way,
Nantucket, MA 02554
(508) 228-0240

Structural Engineer:
Rosario And Associates LLC.
300 Trade Center, Suite 3540
Woburn, MA 01801
(617) 878-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1190

Energy Rater:
Here Energy Raters LLC.
Millis, MA 02054
(703)831-4633

KEY PLAN:



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

8 Mariner Way | Lot 2

PROJECT #	PH278.5
ISSUE DATE	04/10/2023
PROJECT STATUS	HDC Submission
DRAWN BY:	CD, BS
CHECKED BY:	RB

SHEET NAME:

Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.28	HDC Revisions
4	23.01.20	HDC Revisions, RS
5	23.03.21	HDC Revisions, RS
6	23.04.10	HDC Revisions, R7

SHEET #:

6-4

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	1' - 7"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2626	Wood
2	2' - 7 3/8"	3' - 6"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDH2618	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2622	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Therma-Tru Ltd.	Smooth-Star	8210	Fiberglass
C3	5' - 0"	7' - 0"	12	1	Therma-Tru Ltd.	Smooth-Star	82216-SDL	Fiberglass

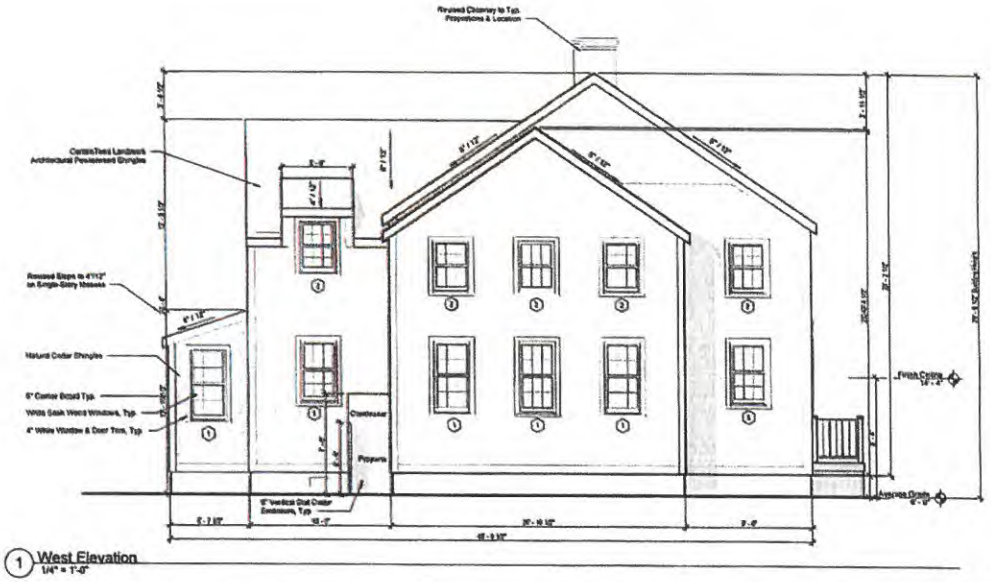
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Stain	Refer to Door Sched
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CertainTeed	Landmark Architectural	Pewtersmoke	1x8 Fascia
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x8
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched

Window Legend



MODIFICATIONS | 24.03.27

- No West Elevation Modifications



1 West Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

Owner:
KEMS Corporation
200 Broadway, Suite 8103
Lynnfield, MA 01940
(781) 842-2998

Civil Engineer:
Nantucket Surveyors
8 Windy Way,
Nantucket, MA 02554
(508) 228-0248

Structural Engineer:
Rawlins And Guarrasino LLC.
302 Trade Center, Suite 3840
Woburn, MA 01801
(617) 826-1700 x 202

Landscape Architect:
Verdant Landscape Architecture
218 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1100

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508)631-4633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:

8 Mariner Way | Lot 2

PROJECT #: P0270.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:

Exterior Elevations

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.06.19	HDC Revisions, R7

SHEET #

6-5

Window Schedule								
Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2' - 7 3/8"	5' - 7"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD926	Wood
2	2' - 7 3/8"	3' - 9"	[illegible]	[illegible]	Marvin Windows and Doors	Ultimate	UWDHD918	Wood
3	2' - 7 3/8"	4' - 5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDHD922	Wood

Door Schedule - Exterior								
Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3' - 0"	7' - 0"	0	6	Thermo-Tru Ltd.	Smooth-Star	6210	Fiberglass
C2	5' - 0"	7' - 0"	12	1	Thermo-Tru Ltd.	Smooth-Star	6220-SDL	Fiberglass

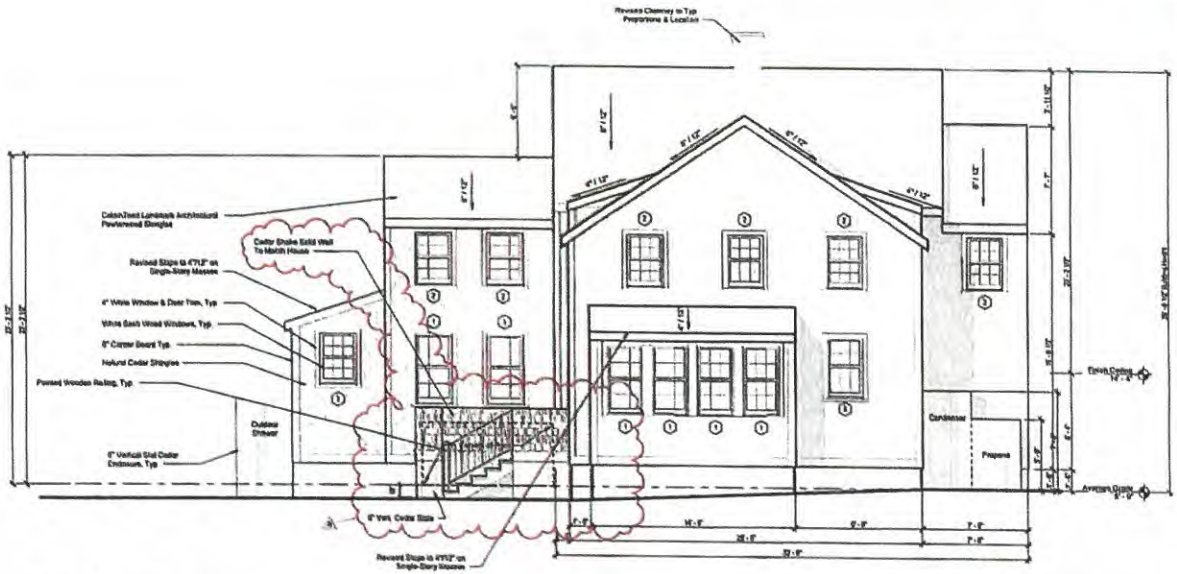
Materials Legend				
Material	Manufacturer	Product Line	Color	Dimension
Fiber Entry Door	Thermo-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	CedarTwood	Landmark Architectural	Powderwood	1x8 Fascia
Shingles			Natural Cedar	
Trim & Anxiety Doors			White	1x6
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



1 North Elevation
1/4" = 1'-0"

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMS Corporation
250 Broadway, Suite #103
Lynnfield, MA 01940
(781) 842-2808

Civil Engineer
Kentucket Surveyors
5 Windy Way,
Newbury, MA 02554
(508) 225-0248

Structural Engineer
Reeves And Guerreiro LLC.
308 Trade Center, Suite 3640
Woburn, MA 01801
(617) 626-1790 x 202

Landscape Architect
Vertical Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Here Energy Raters LLC.
Hilton, MA 02064
(508)831-6633

KEY PLAN



SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

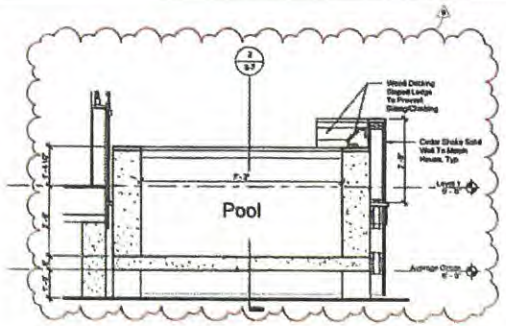
PROJECT #: P0270.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, RS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

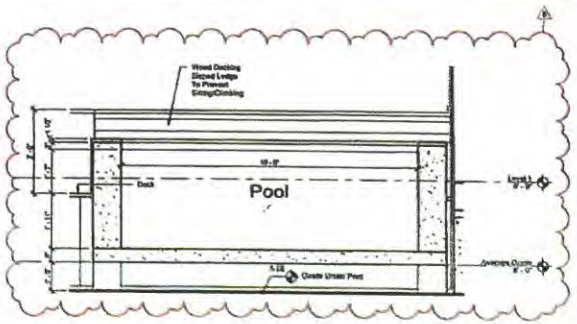
DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.26	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.18	HDC Revisions, R7
7	23.12.26	HDC Pool Revision
8	24.03.27	CondCorrm Pool

SHEET #
6-6



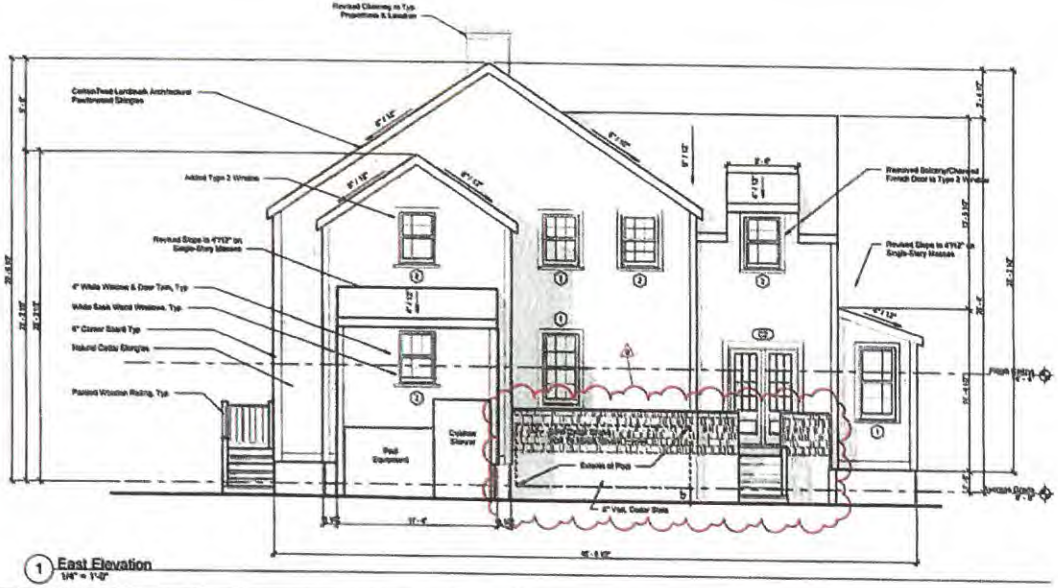
3 Short Section at Pool
1/2" = 1'-0"



2 Long Section at Pool
1/2" = 1'-0"

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing



1 East Elevation
1/4" = 1'-0"

Window Schedule

Type Mark	Width	Height	Lites	Window Type	Manufacturer	Series	Model	Material
1	2'-7 3/8"	5'-1"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2929	Wood
2	2'-7 3/8"	2'-8"	max bar	<value>	Marvin Windows and Doors	Ultimate	UWDH2918	Wood
3	2'-7 3/8"	4'-5"	12	Simulated Divided	Marvin Windows and Doors	Ultimate	UWDH2922	Wood

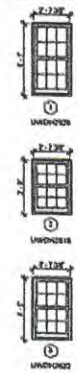
Door Schedule - Exterior

Type Mark	Width	Height	Lites	Panels	Manufacturer	Series	Model	Material
A2	3'-0"	7'-0"	0	6	Therma-Tru Ltd.	Smooth-Star	S219	Fiberglass
C2	5'-0"	7'-0"	12	1	Therma-Tru Ltd.	Smooth-Star	S2260-SEL	Fiberglass

Materials Legend

Material	Manufacturer	Product Line	Color	Dimension
Front Entry Door	Therma-Tru Ltd.	Smooth Star	Black	Refer to Door Sched.
Outdoor Shower			Natural Cedar	6" Vertical Planks
Roof	Cotton Tree	Landmark Architectural	Pawtowood	1x8 Panels
Shingles			Natural Cedar	
Trim & Ancillary Doors			White	1x8
Windows	Marvin	Ultimate Wood	White Sash	Refer to Window Sched.

Window Legend



Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMs Corporation
208 Broadway, Suite #103
Lyndfield, MA 01940
(781) 842-2908

Civil Engineer:
Nantucket Surveyors
5 Windy Way,
Nantucket, MA 02554
(508) 228-0243

Structural Engineer:
Roome And Guarnaccino LLC.
309 Trade Center, Suite 2540
Woburn, MA 01801
(617) 629-1700 x 202

Landscape Architect:
Vandeck Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1100

Energy Rater:
Hers Energy Raters LLC.
Mills, MA 02054
(508)631-8633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION:
6 Mariner Way | Lot 2

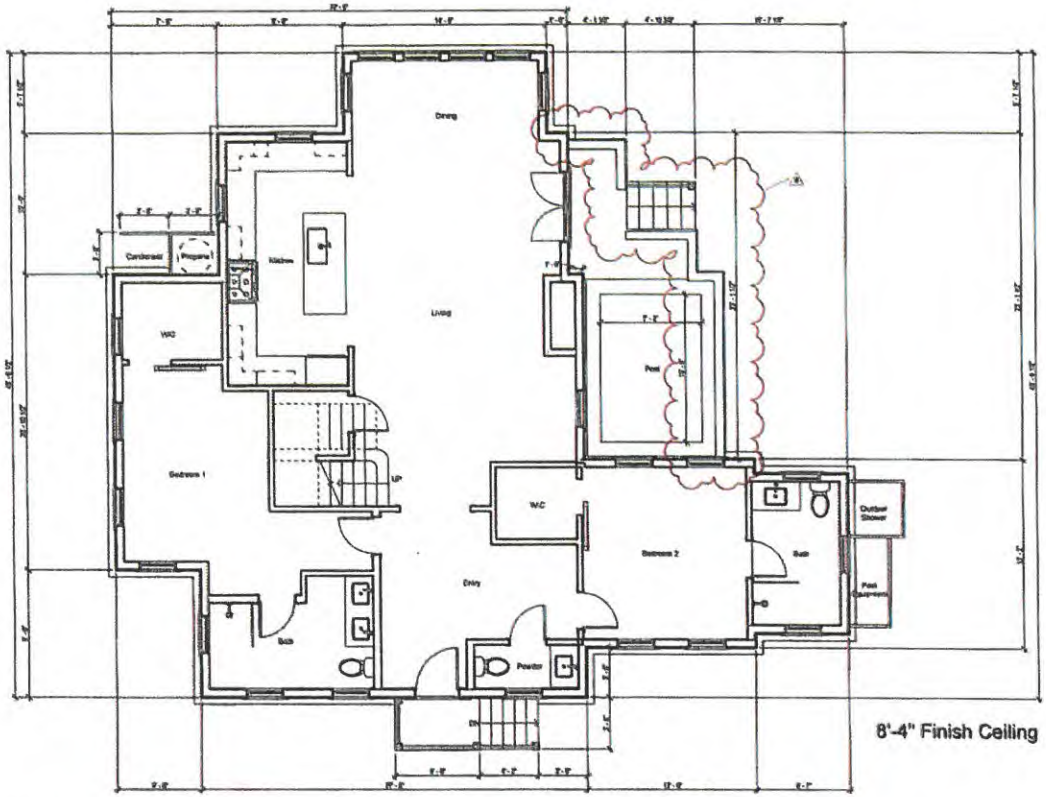
PROJECT #: PG270.9
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME:
Exterior Elevations

DRAWING HISTORY

NO	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.26	HDC Revisions, RB
5	23.03.21	HDC Revisions, RB
6	23.04.18	HDC Revisions, RT
8	24.03.27	Conceive Pool

SHEET #
6-7



8'-4" Finish Ceiling

1 Level 1
1/4" = 1'-0"

MODIFICATIONS | 24.03.27

- Revised Pool Railing To Solid Cedar Shake Wall To Conseal Pool From View
- Added Sloped Ledge Around Pool To Prevent Sitting / Climbing

Finegold Alexander Architects

PROJECT TEAM

OWNER
KEMa Corporation
200 Broadway, Suite #103
Lynnfield, MA 01940
(781) 642-2908

Civil Engineer
Herbuchet Surveyors
8 Windy Way,
Herbuchet, MA 02184
(508) 226-0249

Structural Engineer
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360 Trade Center, Suite 3549
Woburn, MA 01801
(617) 828-1702 x 202

Landscape Architect
Vanland Landscape Architecture
348 Harvard Street, Suite 25
Brookline MA 02446
(617)735-1180

Energy Rater
Hero Energy Raters LLC.
Mills, MA 02054
(508)831-4633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

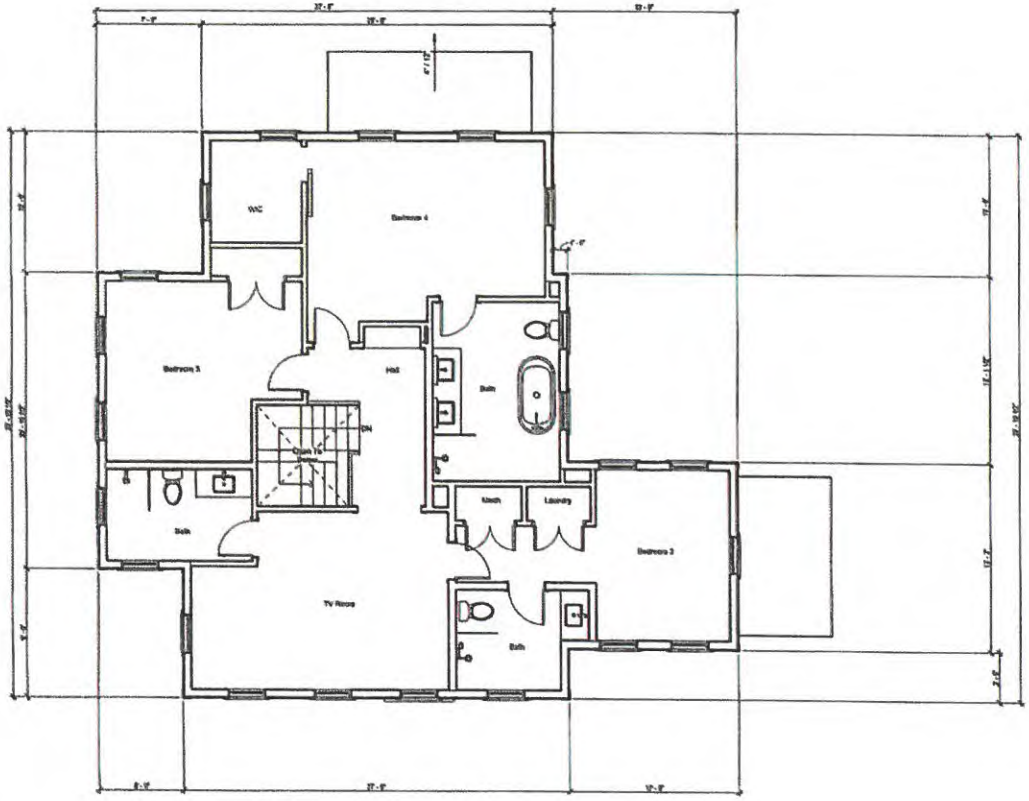
PROJECT #: P0278.0
ISSUE DATE: 04/10/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, BS
CHECKED BY: RB

SHEET NAME
Level 1 Plan

DRAWING HISTORY

NO	DATE	DESCRIPTION
1	22.11.02	HDC Revisions
2	22.12.20	HDC Revisions
4	23.01.24	HDC Revisions, R5
5	23.03.21	HDC Revisions, R6
6	23.04.19	HDC Revisions, R7
8	24.03.27	ConCoors Pool

SHEET #
6-2



1 Level 2
1/4" = 1'-0"

Previous Level 02 Plan - 03/21/2023

MODIFICATIONS | 24.03.27

- No Level 02 Plan Modifications

Finegold Alexander Architects

PROJECT TEAM

OWNER:
KEMA Corporation
209 Broadway, Suite #183
Lynnfield, MA 01940
(781) 842-2206

Civil Engineer:
Nantucket Surveyors
8 Winney Way,
Nantucket, MA 02554
(508) 328-0240

Structural Engineer:
Rooms And Gearrocino LLC.
300 Trade Center, Suite 3549
Woburn, MA 01801
(617) 828-1700 x 202

Landscape Architect
Vertical Landscape Architecture
318 Harvard Street, Suite 25
Brookline MA 02446
(617)738-1160

Energy Rating
Nora Energy Raters LLC.
Mills, MA 02054
(508)831-5633

KEY PLAN



SEAL

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT INFORMATION
8 Mariner Way | Lot 2

PROJECT #: P0278.0
ISSUE DATE: 04/18/2023
PROJECT STATUS: HDC Submission
DRAWN BY: CD, SS
CHECKED BY: RB

SHEET NAME:
Level 2 Plan

DRAWING HISTORY:

NO.	DATE	DESCRIPTION
1	23.11.02	HDC Revisions
2	23.12.20	HDC Revisions
4	23.01.26	HDC Revisions_R5
5	23.03.21	HDC Revisions_R6
6	23.04.18	HDC Revisions_R7

SHEET #
6-3

HISTORIC DISTRICT COMMISSION

REGULAR MEETING

4 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Stephen Welch (Vice-chair), Abby Camp, Diane Coombs, Vallorie Oliver,
Associate Commissioners: Connie Patten, Joe Paul, Carrie Thornewill

~ ~ MINUTES ~ ~
Tuesday, January 16, 2024

Community Room, 4 Fairgrounds Road & Remote Participation via Zoom

CALL TO ORDER at 4:01p.m. and announcements by Chair Pohl	
Staff in Attendance:	**Esmeralda Martinez**, Land Use Specialist, **Adrian Rodriguez**, Administrative Specialist & **Fiona Johnson**, Administrative Specialist, **Holly Backus**, Preservation Planner
Attending Members:	Pohl, Welch, Camp, Oliver, Thornewill, Patten
Remote Participants:	Coombs, Paul
Absent Members:	-
Late Arrivals:	-
Early Departures:	-

ADOPTION OF AGENDA	
Motion:	**Motion to approve agenda. (Made by: Coombs)**
Vote:	Carried 5-0 // Pohl, Welch, Coombs, Camp, Oliver (Aye)

COMMISSIONER COMMENTS	
Comments:	**Oliver** - Raised concerns about the proliferation of deer fencing on the island, noting its significant increase. - Acknowledged that some deer fencing applications come before the Commission, but most do not. - Observed the widespread visibility of deer fencing, including instances where posts are painted black, indicating a preference for less obtrusive designs. **Welch** - Agreed to include it under "other business items" for further discussion.

I. CONSENT

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent	
1.	Kevin & Kelly Purcell	32 Dukes Rd	Fenestration changes	56/188	Topham Designs	AC
2.	Peter & Sarah Gersky	78 Baxter Rd	Roof replacement	49/41	Jeff Booms	rp
3.	CNV Surf LLC	68 Shawkemo St	Addition	44/5	EMDA	rp
4.	TPG Hotels	20 N Water St	Change door & window	42.4.2/46	EMDA	rp
5.	7 Cannonbury LLC	7 Cannonbury Lane	Door change	74/29	EMDA	rp
6.	7 Cannonbury LLC	7 Cannonbury Lane	Rear porch	74/29	EMDA	rp

Voting:	Pohl, Welch, Coombs, Camp, Oliver
Alternates:	Patten, Paul, Thornewill
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Motion:	**Motion to approve items on Consent. (Made by: Coombs) (00:05:32)**
Roll-Call Vote:	Carried – 5:0 // Welch, Coombs, Camp, Patten, Thornewill
	Certificate # HDC2024 – (as noted)

	- Highlighted concern that the garage's current height competes with that of the main house, suggesting a need to lower it for a better architectural relationship. - Questioned if there could be a way to adjust the structure's height to ensure it sits below the gable line, aiming to mitigate the appearance of competition between the two structures. - Mentioned the presence of two shed dormers, further emphasizing the overall concern that the proposed structure's height appears to be too imposing and competes with the main house. **Welch** - Agreed with Joe's perspective that, despite some concerns, the proposal could enhance the appearance of the existing structures. - Suggested that for this improvement to occur, the building needs to be reduced by six inches in height on the first floor and feature a 6-inch centered lattice on the Derrymore side to soften the elevation. - Proposed an alternative of a complete redesign that emphasizes the first floor over the second and attaches the structure more directly to the main building, utilizing ground space to reduce overall height. - Expressed belief that the project could be approved with the initial modifications, citing neighborhood precedents for such design elements. - Specifically focused on improving the East Elevation by reducing the first floor's height by six inches and adding lattice, aiming to significantly enhance its appearance. - Urged for consistency in the application of design and architectural standards across different projects and locations to ensure fairness and adherence to established guidelines. **Paul** - Shared Val's viewpoint on the project, focusing on the elevation with two gable dormers visible from Derrymore, emphasizing the need for aesthetic adjustments. - Suggested that the interior should feature a straight run stair to facilitate centering the Juliet balcony and the door on the gable for symmetry. - Supported the idea of lowering the structure by six inches if possible to improve proportions. - Expressed strong support for incorporating lattice as a design element to enhance the appearance. - Highlighted a specific design issue with the door and balcony being off-center on the gable, describing it as particularly bothersome and calling for adjustments to achieve a balanced look.
Motion:	**Motion to approve, with Exhibit A (through staff), subject to specific conditions:** **A six-inch reduction in the building's height.** **Installation of lattice between the gable windows on the East Elevation.** **Adjustments on the North Elevation to center the fenestration and balcony for improved symmetry. (Made by: Paul) (03:36:48)**
Roll-Call Vote:	Carried – 3:2 // Welch, Coombs, Paul (Aye) Oliver (Nay), Camp (Abstain)
	Certificate # HDC2024 – (as noted)

24. Doherty Ack LLC	2 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner			

	- Identified the project as an infill subdivision within the Old Historic District (OMD), noting that the use was established through a zoning freeze with the planning board. - Expressed concern about the aesthetic impact of a 6-inch vertical slat cedar enclosure intended to screen an 18-inch elevated pool from public view. - Questioned the effectiveness of the proposed screening, especially considering the potential visibility over a typical railing or deck. - Sought clarification on how the pool will be adequately screened in perpetuity, factoring in both the proposed enclosure and any front vegetation. - Acknowledged the Coastal Zone Management (ConCom) requirement for elevation due to flooding and FEMA flood zone considerations but remained focused on how the pool will remain hidden from public view to satisfy HDC requirements. **Williams** - Clarified that the previously approved pools are not visible from the street side because they are located behind the buildings and not on the Mariner Way, Union Street, or Washington Street Extension sides. - Mentioned that one of the pools is situated within the L of the building, making it invisible from public vantage points. - Noted that the pools are designed to be installed with adequate drainage solutions and are positioned over 100 feet away from Washington Street Extension, further reducing visibility. - Explained that the pools are enclosed within decks that have railings around them, ensuring they remain hidden from view at the time of inspection and in compliance with the principle that they cannot be seen from public ways. - Affirmed that the pools will maintain their original locations, dimensions, and screening behind the buildings, with the only change being a 6-inch elevation from the ground to address drainage and flooding concerns, ensuring continued compliance with visibility and aesthetic guidelines.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Referenced the project drawings, noting that the top of the pool is indicated to be 25 and a half inches above the deck level, which suggests that the side of the pool would be visible through the railings. - Expressed concern that the visibility of the pool's side through the railings would appear unusual and inappropriate within the context of the Old Historic District. - Asserted that swimming pools have historically not been part of the Old Historic District and argued that they should not be permitted due to their potential to negatively impact the historic character of the neighborhood. **Amy Keohane**, Abutter **(03:48:21)** - Voiced opposition to the above-ground pools proposed at 2, 4, and 6 Mariner Way on behalf of themselves and nine other property owners in the vicinity, including a direct abutter of 6 Mariner Way, who also participated in the call. - Stated that none of the abutters received certified letters in August 2021 when the original HDC applications for the structures were submitted, with the first notice of planned work coming from ConCom approvals in April 2023. - Expressed concern that the proposed development, including the revised plans for above-ground pools after ConCom rejected in-ground pools in a flood zone, is incongruous with the neighborhood's character. - Highlighted the technical conformity of the pools with outdated wetland regulations despite objections from the community and the Nantucket Land and Water Council, describing it as a tragedy given recent flooding events.

	- Argued that the presence of three pools in a sensitive area near wetlands, the harbor, and Goose Pond is excessive and inconsistent with the principles of "Building with Nantucket in Mind," which emphasizes preserving the natural landscape and fostering a sense of place. - Appealed to the HDC to reconsider the approval of the pools and the overall development plan, emphasizing the need to respect the natural beauty and tranquility of the neighborhood and to build in harmony with the land rather than dominating it. - Urged the HDC to reject the plans, relying on the commission to uphold its values and support development that enhances rather than detracts from the natural setting. **Glen Wood**, Attorney for the Applicants - Emphasized the need to focus on the visibility issue, suggesting that if the pools are not visible, the Historic District Commission (HDC) may not have jurisdiction over them. - Mentioned that the revised plans were created to gain approval from the Conservation Commission (ConCom), and all three projects have been approved without appeal, granting them active permits. - Stated the revisions were aimed at making the pools non-visible to address HDC concerns, implying visibility is the primary criterion for HDC's consideration. - Responded to opposition comments by affirming compliance with the Wetlands Protection Act and local Wetlands bylaw, indicating environmental concerns have been adequately addressed. - Clarified that the HDC reviews projects individually, not cumulatively, focusing on visibility and impact within their jurisdiction. - Suggested requesting a continuance to further refine the plans in response to HDC's concerns, indicating a willingness to adjust the proposal to meet HDC criteria.
Concerns:	**Pohl** - Clarified that the topic, while not directly within the purview of the discussion, has been researched, relating to the ability to have pools in the Mariners Way subdivision. - Explained that when a subdivision is created, there is a "freeze" on zoning changes, and Mariners Way was within such a freeze period when zoning changes occurred, allowing certain provisions like pools that would not be allowed under new zoning. - Specified that this situation is not about being grandfathered in or a plan freeze under State subdivision control, but a common occurrence in zoning practices. - Mentioned that zoning freezes have led to complications in the past, referencing the failure of the building permit cap initiative 15 years ago as an example of unintended consequences from such freezes. - Noted that previous pool approvals were granted on the basis that the pools were flush with the deck, maintaining a low profile. - Highlighted a concern with the current project drawings, which depict a significant wall right behind the railing, diverging from the previously approved flush design. **Oliver** - Requested clarification on the actual height of the structure, noting concerns about it being 25 and a half inches high, which could potentially allow visibility through the railing, similar to a picket fence. - Expressed interest in understanding how the structure will be screened effectively, suggesting that a shingled wall railing might be necessary for adequate screening. - Acknowledged that the projects have already received approval from the Conservation Commission (ConCom), implying that the Historic District Commission (HDC)'s scope is limited to discussing the visual aspects rather than regulatory approvals. - Emphasized the focus should be on the appearance of the structure, expressing a desire not to see the pools if they are visible through the railing, in line with HDC's jurisdiction over the visual impact within the historic district.

Welch

- Pointed out that the projects are being discussed collectively, whereas they are separate applications with varying degrees of visibility.
- Suggested that it would be more appropriate to evaluate each application individually based on its unique characteristics and merits.

Coombs

- Clarified that HDC decisions do not have to align with Conservation Commission approvals, emphasizing the commission's autonomy in its considerations.
- Expressed concern about the unprecedented situation of having three pools within 100 feet of each other, elevated 24-25 inches above ground, highlighting this as a deviation from the island's norms.
- Questioned the rationale behind approving elevated pools, especially in flood-prone areas, and whether there are specific regulations mandating such elevations for pools in these locations.
- Argued that if a property is in a flood zone, it does not automatically justify the installation of an elevated pool, suggesting alternative considerations or restrictions could be applied.
- Focused on the application for unit two, stating that an above-ground pool is inappropriate and contradicts established HDC guidelines for pools to be in-ground.
- Emphasized the importance of preserving the character of the Old Historic District and viewed the proposed elevated pools as a significant departure from HDC standards.
- Shared personal experience and familiarity with the area, using this to underscore the proposed development's inappropriateness and potential negative impact on the neighborhood's character and environment.

Camp

- Expressed confusion over how the project received approval from the Conservation Commission (ConCom), suggesting that, despite any grandfathering or technical compliance, the proposal remains inappropriate for the historic district.
- Highlighted concerns about the project's impact on the streetscape and its proximity to the beach, emphasizing that constructing such features in these locations seems highly unsuitable.
- Criticized the idea of pouring cement and installing pools in a sensitive area right on the beach, pointing out the disconnect between the proposal and the environmental and historical values of the district.

Welch

- Highlighted a concern with the detail of cladding adjacent to the railing, noting that as drawn, it may not be constructible in a way that allows for proper maintenance.
- Acknowledged that while maintenance isn't typically within HDC's purview, approving a design that cannot be maintained, potentially exposing concrete, would be problematic for HDC standards.
- Suggested that this issue, though not entirely relevant to this specific application, is similar to issues in other applications where it will be more pertinent.
- Advised that the applicant and their agent reconsider and rectify this detail for the project's success.
- Emphasized the need to clarify the exact height of the structure, suggesting it should be certified and, if relevant, included in the ConCom's order of conditions.
- Stressed that any changes to the deck's height from previously approved plans should be clearly stated to avoid raising it further than initially allowed.
- Concluded that for this specific location, the lack of visibility due to existing structures and plant materials is acceptable, indicating that these elements are appropriately used to shield the pool from public view.

	Pohl - Expressed concern about the deviation from the previously approved pool design, which was flush with the deck, noting that the current design involves a portion of the railing being backed by boards. - Highlighted the maintenance challenge with these boards, as pointed out by Steven, noting that accessing them for maintenance would require removing the entire railing. - Raised a safety concern regarding the potential hazard posed by the pool's elevated wall, especially for children sitting on the parapet wall who could fall backwards, questioning the compliance of this design with safety codes. **Welch** - Expressed concerns about barrier and safety requirements, indicating doubts that these critical aspects are adequately addressed in the current project drawings. - Clarified that the primary concern is not the presence of an automatic pool cover but whether the drawings fully represent all elements required to comply with building code requirements. - Emphasized the importance of ensuring the Historic District Commission (HDC) reviews complete plans that include all necessary architectural elements for compliance. - Highlighted the HDC's jurisdiction over architectural features, stressing the need for comprehensive plans to accurately assess and rule on the proposed construction. **Pohl** - Highlighted a key difference from previously approved pools, noting that these pools are elevated rather than flush with the deck, which presents a unique challenge. - Pointed out that the elevated pools are immediately adjacent to the railing, compromising the railing's appearance and potentially its function. - Raised concerns about maintenance issues due to the close proximity of the pools to the railings, suggesting that this design might hinder proper upkeep and longevity of the railing structure.
Motion:	**Motion to hold for additional information, which includes:** • **Clarifications and construction details of the cladding, both without and with the railing cross-section.** • **Confirmation that all elements required for construction and to receive a building permit are depicted in the drawings.** • **Include a request for clarification on the height of the pool relative to the deck and grade, specifically referencing the order of conditions.** **The aim is to ensure the HDC can accurately assess and make decisions based on the architectural elements presented in the proposal. (Made by: Welch) (04:05:59)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver (Aye)
	Certificate # HDC2024 – (as noted)

25. Doherty Ack LLC	4 Mariner Way	Pool rev	55.1.4/72	LFW

Voting:	Pohl, Welch, Camp, Coombs, Oliver
Alternates:	Paul, Patten, Thornewill
Recused:	-
Representative:	Linda Williams
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.
Staff Comments:	**Holly Backus**, Preservation Planner - Expressed similar concerns as previously mentioned, particularly focusing on how the structure will be screened since it is not flush with the deck.
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Mentioned a relevant precedent where a pool application was denied in the Mill Hill area due to concerns about preserving the historic character of the location.

	- Suggested that similar considerations regarding the historic character should be applied to the current application.
Concerns:	**Welch** - Stressed the importance of comparing previously approved drawings with the proposed changes to clearly understand any modifications, a common request in the review process. - Highlighted inconsistencies in the presentation, noting discrepancies between claims that nothing has changed and indications that both decks and pool elevations have been altered. - Emphasized the need for complete information, especially given the contentious nature of the application and the potential for an appeal, underscoring the commission's responsibility to review applications thoroughly and to standard. - Called for additional information, including: - Clarification of what was previously approved, with changes clearly marked. - Detailed information on the proposed modifications. - Clear details on the heights of structures, referencing the order of conditions for accuracy. - Reserved commentary on the architectural merits of the proposal until the requested information is provided, focusing on the need for clarity and completeness in the submission. **Camp** - Highlighted the openness of the landscape in the area under discussion, noting the visibility from Mariner Way down to Washington Street, emphasizing the area's marshland character. - Stressed that the openness and natural features of the location should be key factors in considerations about visibility and the potential impact of any development. **Coombs** - Emphasized the original marshland character of the area, noting the presence of small, scalloped shacks and the lack of significant vegetation or tall trees, which impacts visibility. - Raised concerns about what can be seen from Washington Street and Washington Street Extension, highlighting the need to assess views from these public roads. - Stressed that the Historic District Commission (HDC) should make decisions based on comprehensive information provided by applicants, not influenced by external directives. - Called for more detailed information on the proposed development at number 4, including its placement on the property and potential visibility from various perspectives, such as from Duck Pond and other vantage points. - Urged applicants to submit thorough views and information for evaluation, specifically before proceeding to review additional applications like number 6, to ensure informed decision-making. **Pohl** - Highlighted a scenario involving a porch with a roof at 72 Main, overlooking a small park on Fair Street, and posed a hypothetical addition of a deck with a railing-backed wall covering two-thirds of it, questioning its appropriateness in the Old Historic District (OHD). - Answered the hypothetical scenario with a strong negative, stating such a modification would not be historically appropriate in the OHD. **Welch** - Affirmed the addition of the deck and enclosure. - Raised concerns about visibility.

	- Deemed Marshland vegetation as screening ineffective. - Believed that the deck will be visible and inappropriate. - Expressed similar concerns regarding an unspecified aspect numbered six.
Motion:	**Motion to hold for additional definitive information of all elements required. (Made by: Welch) (04:19:49)**
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver
	Certificate # HDC2024 – (as noted)

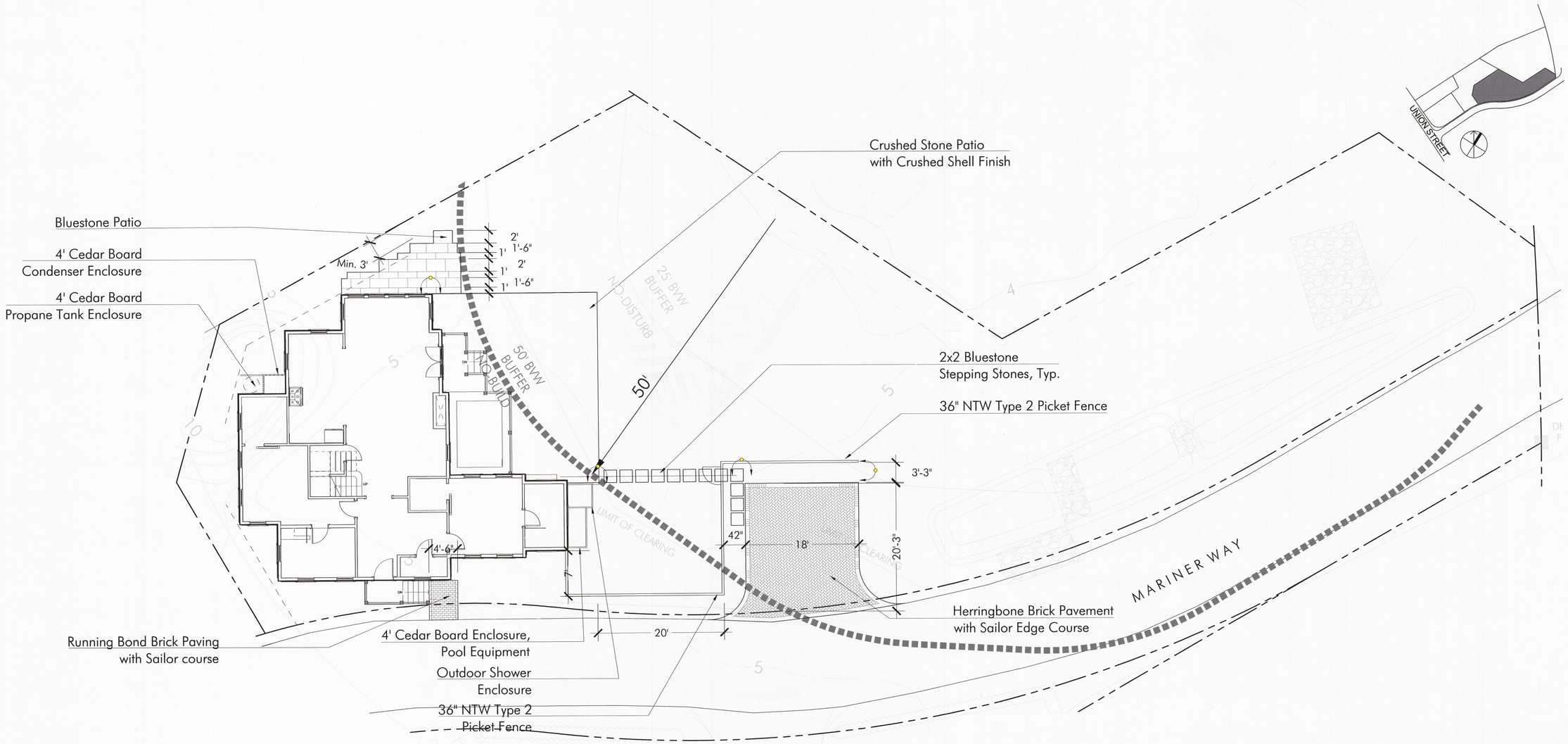
26. Doherty Ack LLC	6 Mariner Way	Pool rev	55.1.4/72	LFW
Voting:	Pohl, Welch, Camp, Coombs, Oliver			
Alternates:	Paul, Patten, Thornewill			
Recused:	-			
Representative:	Linda Williams			
Documentation:	Architectural elevation plans, site plan, photos, correspondence, advisory comments.			
Staff Comments:	**Holly Backus**, Preservation Planner - Suggested that this aspect may be the only one masked by the building itself. - Recommended consistency in screening requirements across all aspects. - Example given of using shingled railing instead of actual railing, suggesting consistency in such decisions across the board.			
Public Comments:	**Mickey Rowland,** Historic Structure Advisory Group - Pointed out potential visibility from Washington Street Extension and Mariner Way - Advised checking for visibility from that specific location.			
Concerns:	**Welch** - Noted that this aspect is likely to be visible from Washington Street Extension. - Highlighted the Marshland as the only barrier between the aspect and the structure from Washington Street Extension. - Mentioned restrictions on planting in that area. - Expressed concern about requesting vegetation consistent with Marshland if planting is allowed. - Emphasized the need for vegetation to match Marshland characteristics rather than creating a permanent wall-like screening. - Referred to the aspect as a foreign element in the historic setting.			
Motion:	**Motion to hold for additional definitive information of all elements required, including the location of the pool equipment. (Made by: Welch) (04:25:18)**			
Roll-Call Vote:	Carried – 5:0 // Pohl, Welch, Camp, Coombs, Oliver			
	Certificate # HDC2024 – (as noted)			

The following Items were not discussed and no action was taken.

27.	PACT LLC	41 Orange St	Fenestration revisions	42.3.2/224	LFW
28.	SeaHero LLCC	12 Pilgrim Rd	Hardscape & pool	41/476	LFW
29.	Leslie Johnson	281 Madaket Rd	Pool & hardscape	59.4/292	LFW
30.	Bertryl Johnson	250 Madaket Rd	New dwelling	59.4/213	LFW
31.	Town of Nantucket	20 S. Water St	Replace windows	42.4.2/29	LFW

IV. OLD BUSINESS 01/02/2024

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	61 Fairgrounds Rd LLC 11-9505	61 Fairgrounds Rd Lot D	Main house revisions	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
2.	61 Fairgrounds Rd LLC 11-9506	61 Fairgrounds Rd Lot D	Pool & hardscape	67/173.2	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				
3.	61 Fairgrounds Rd LLC 11-9507	61 Fairgrounds Rd Lot C	Pool & hardscape	67/173.1	JB Studio
	• *Commissioners: Welch, Oliver, Coombs, Thornewill, Patten; Alternates: Paul; Recused: None.* ***Last heard 12/12/23***				



SCALE: 1/8"=1'-0"

0 2' 4' 8' 20'

LAYOUT AND MATERIALS NOTES

1. Contractor shall lay out paths, walls and site improvements for review by the Architect prior to proceeding with the work. Make adjustments to layout as directed. Provide proposed grades at all corners and site features as directed.
2. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.
3. The locations of existing underground utilities shown are approximate and have not been independently verified by the Owner or it's representatives. The contractor shall field verify the size and exact location of all existing utlities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.
4. Contractor shall verify all conditions in the field and report any discrepancies to the architect prior to starting work.
5. Contractor shall notify digsafe 1-888-dig-safe and verify underground utilities prior to excavation.
6. Contractor is responsible for repairing any damage caused to roads, walks, utilities, site improvements, existing or proposed, damaged by this project.
7. Items indicated as "relocated" are salvaged and stored from existing site are to be installed by the general contractor.
8. Contractor shall coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (walls, tree rootballs, proposed lighting footings, etc.). contractor shall report any discrepancies to the architect prior to continuing work..
9. All lines are parallel or perpendicular to lines from which they are measured, unless otherwise noted. dimensions are to face of wall, to face of curb; to edge of pavement; to edge of improvement or as otherwise noted.
10. All pedestrian walkways and patios on one level plane: flush condition between all changes in paver/paving styles.

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LAYOUT LEGEND:

℄	CENTERLINE
	ALIGN
P.O.B.	POINT OF BEGINNING
8'	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL
EQ.	EQUAL
V.I.F.	VERIFY IN FIELD

VERDANT
LANDSCAPE ARCHITECTURE
318 Harvard Street, Suite 25, Brookline, MA 02446
Verdant Landscape Architecture.com
617.735.1180

6 MARINER WAY NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

6 MARINER
MATERIALS + LAYOUT
PLAN

DRAWING NUMBER

L1.3

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SCALE: 1/8"=1'-0"

0 2' 4' 8' 20'

PROPOSED PLANT LIST - 6 MARINER

SYMB		LATIN NAME	COMMON NAME	MIN.SIZE	NOTES
TREES					
AC	6	Amelanchier canadensis	Serviceberry	8'-10' ht.	b&b
JV	2	Juniperus virginiana	Red Cedar	6'-7' ht.	b&b
TP	9	Thuja plicata 'Green Giant'	Green Giant Cedar	8'-10' ht.	b&b
SHRUBS					
HA	6	Hydrangea arborescens 'Abetwo'	Incrediball® Hydrangea	3 gal.	pots
HM	7	Hydrangea macrophylla	'Endless Summer Bigleaf Hydrangea	3 gal.	pots
HPG	1	Hydrangea paniculata grandiflora	'Limelight' PG Hybrid Hydrangea	5 gal.	pots
IO	7	Ilex opaca	American Holly	3'-4'ht.	
IV	16	Ilex verticillata 'Sparkleberry'	Winterberry Holly	3'-4' ht.	
MC	5	Morella caroliniensis (Myrica pensylvanica)	Bayberry	5 gal.	Space 5' o.c
PM	4	Prunus maritina	Beach Plum	36"	
TM	10	Taxus x media 'Hicksii'	Hicks Yew	24"-30"	pots
VINES					
RAD	2	Rosa - David Austin Apricot Drift Apricot Pink Climbing Rose		2 gal.	pots
RJC	4	Rosa - David Austin Jubilee Celebration Dark Pink Climbing Rose		2 gal.	pots
PERENNIALS AND ORNAMENTAL GRASSES					
at	11	Asclepias tuberosa	Butterfly Milkweed	1 gal.	
ba	3	Baptisia australis	False Indigo	2 gal.	
epws	4	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal	
epk	6	Echinacea purpurea 'Kim's Knee High'	Low Growing Coneflower	1 gal	
hhr	25	Hemmerocalis x 'Happy Returns'	Yellow everblooming day lily	2 gal.	
pa	8	Perovskia atriplicigolia ' Lacy Blue'	Dwarf Russian Sage	2 gal.	
rf	34	Rudbekia fulgida 'Goldstrum'	Black-eyed-Susan	1 gal.	
ss	42	Schizachyrium scoparium 'The Blues'	Little Bluestem	2 gal.	
ssss	22	Schizachyrium scoparium 'Smoke Signal'	'Smoke Signal' Little Bluestem	2 gal	
sb	64	Stachys byzantina 'Big Ears'	Lambs Ear	2 gal.	

PLANTING NOTES

1. The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
2. All plant material shall be approved by the Landscape Architect prior to arrival on the site.
3. All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
4. No invasive plants as per the Massachusetts Prohibited Plant List shall be used on the site.
5. Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
6. No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
7. The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
8. All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
9. The rootballs of trees: Soil should be carefully removed from the top of the root ball to expose the root flare. Tree should be set so that the root flare is at finished grade.
10. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
11. All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
12. ***All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.***

IRRIGATION NOTES

1. Permanent irrigation systems required for all planting areas including planters. Provide irrigation sleeves below hardscape elements to reach all planted areas. See specifications.

LEGEND: SEE PLANT SCHEDULE

- DECIDUOUS TREE, typ.
- EVERGREEN TREE, typ.
- ORNAMENTAL TREE, typ.
- SHRUBS, typ.
- PERENNIALS + ORNAMENTAL GRASSES typ.
- VINES, typ.
- Lawn — LAWN, typ. See specifications

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6 MARINER WAY
NANTUCKET, MA

REVISIONS

DATE	DESCRIPTION
01/11/24	CONFORMED SET
04/09/24	Fence Revisions
08/19/24	HDC Buffer Revisions
08/30/24	HDC Buffer Revisions 2

DRAWING INFORMATION

DATE: 7/17/23
SCALE: AS NOTED

PROJECT NUMBER:
DRAWN BY: EH
CHECKED BY: BH

DRAWING TITLE

6 MARINER
PLANTING PLAN

DRAWING NUMBER

L2.3

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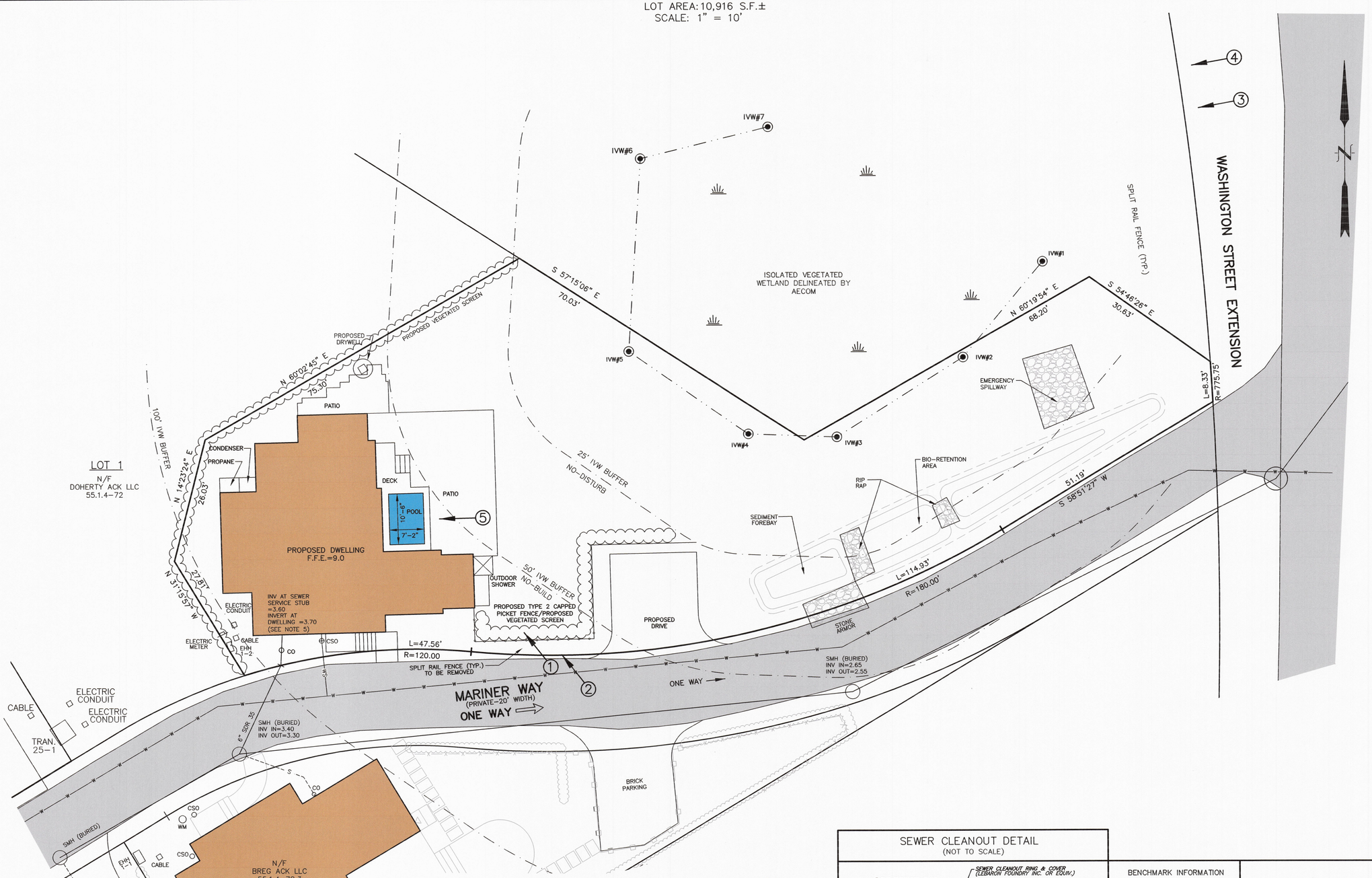
\\server\Projects\mariners lots\CAD\MARI_6_PL.dwg

SEWER & WATER CONNECTION PLOT PLAN

LOT AREA: 10,916 S.F.±
SCALE: 1" = 10'



SEWER PERMIT INFORMATION

4" SCH. 40 PVC SEWER SERVICE
TITLE 5 ESTIMATED FLOW = 550 GALLONS PER DAY

LEGEND:

N/F	NOW OR FORMERLY	CB	CONCRETE BOUND
PVC	POLYVINYL CHLORIDE	IP	IRON PIPE
CO	CLEANOUT	F.F.E.	FIRST FLOOR ELEVATION
		CSO	CURB SHUTOFF
			EXISTING SPOT GRADE

DESIGN BY	N/B & DATE	ASSESSORS MAP & PARCEL	DEED	PLAN	OWNER	# BEDROOMS	NSLLC #	CHECKED BY
KGS		MAP 55.1.4 PARCEL 72.2	Dd. Bk. 1897 Pg.81	L.C.PL.#2016-4	DOHERTY ACK LLC	5	N-11451	PJS/DMK

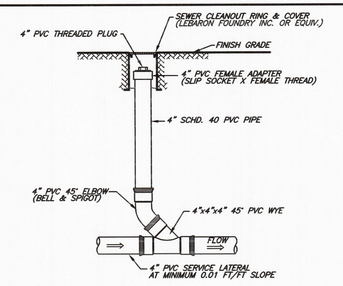
PAUL J. SANTOS No. 36124 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
6/13/24

HDC EXHIBIT 6/13/24

① → PHOTO EXHIBIT LOCATION

SEWER CLEANOUT DETAIL

(NOT TO SCALE)



BENCHMARK INFORMATION

BENCHMARK:
X-CUT IN TIE BOLT OF HYDRANT ON WASHINGTON STREET ENTRANCE
ELEVATION = 7.51
NAVD88 DATUM

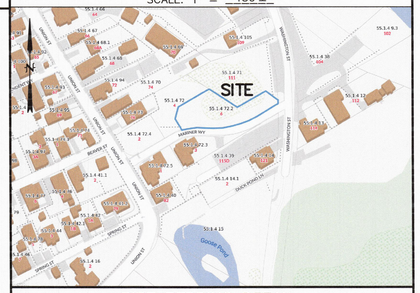
PROPOSED SCHEDULE OF ELEVATIONS

F.F.E.	9.0
INVERT AT DWELLING	3.70
INVERT AT STUB	3.60

(SEE NOTE 1)

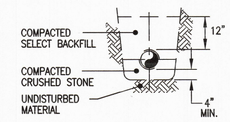
LOCUS MAP

SCALE: 1" = 150'±



PIPE BEDDING DETAIL

(NOT TO SCALE)



NOTES

1. APPROXIMATE BUILDING SEWER STUB LOCATION SHOWN, EXACT LOCATION UNKNOWN. CONTRACTOR TO VERIFY LOCATION AND INVERT AT BUILDING SEWER STUB.
2. NO SEWER PIPE JOINTS WITHIN 10' OF WATER LINE CROSSING.
3. BUILDING SEWER SHALL INCREASE TO 6" PRIOR TO CONNECTION TO SEWER STUB.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
5. PROPOSED BUILDING SEWER SHALL BE 7± LINEAR FEET OF 4-INCH SCHEDULE 40 PVC PIPE AT 0.01 FT/FT MINIMUM SLOPE. GRADING SHALL BE ADJUSTED TO ENSURE AT LEAST 1-FOOT OF COVER OVER THE LENGTH OF THE BUILDING SEWER.
6. SEE (AR) APPROVAL PLANNING BOARD FILE #7770, Dd. Bk. 1512, Pg. 40. (ZONING RESIDENTIAL COMMERCIAL-RC)
7. SEE ORDER OF CONDITIONS SE 48-3513, Dd. Bk. 1888, Pg. 207, MINOR MODIFICATION APPROVED 9/28/2023
8. FLOOD ZONE AE (EL=8) (EL=7.7 FIS PROFILE) FEMA MAP NUMBER 25019C0089G, EFFECTIVE DATE JUNE 9, 2014.
9. VERTICAL DATUM NAVD 88.
10. WATER, SEWER, ELECTRIC, TELEPHONE AND CABLE ALL LOCATED IN MARINER WAY.
11. SEE GRANT OF EASEMENT TO NANTUCKET ELECTRIC COMPANY DEED BOOK 1564 PAGE 179.

DALE MACKINNON CIVIL No. 34575 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

SEWER & WATER CONNECTION PLAN

#6 MARINER WAY
NANTUCKET, MASSACHUSETTS
(ASSESSOR'S MAP 55.1.4 PARCEL 72.2)
PREPARED FOR:
DOHERTY ACK LLC

DATE: OCTOBER 4, 2023 SCALE: AS NOTED
REVISED DATE: DECEMBER 22, 2023 POOL ADDED
REVISED DATE: MARCH 21, 2024 DRAINAGE ADDED

NANTUCKET SURVEYORS, LLC
5 WINDY WAY, NANTUCKET, MA 02554

© COPYRIGHT 2023 NANTUCKET SURVEYORS, LLC

N-11451

\\CIVIL 1\DOC 1\2023\11400-11499\11451\11451-SEWER CONNECTION PLAN.MAR2024 2-21-2024 AMBALCVERSA.dwg, 1:1

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

ADDRESS: 10 SILVER STREET

DATE HEARD: 9/10/2024

SITTING BOARD: WELCH, MCVICAR, CAMP
PATTEN, PAUL

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

	Date submitted to 2 Fairgrounds Road: 09/19/2024
	HDC Case Number (ie HDC2020-05-0265):
✓	Copy of Minutes (application item circled)
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation (e.) West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Miroslava Ahern Date: 09/18/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.4.1 PARCEL N°. 187

Street & Number of Proposed Work: 10 SILVER ST

Owner of record: DOBER RICHARD P TRUST

Mailing Address: 82 OXFORD RD, NEWTON, MA 02459

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: MIROSLAVA AHERN LLC

Mailing Address: 6 WINDY WAY NANTUCKET, MA 02554

Contact Phone #: 508-333-5138 E-mail: design@ahernllc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 258 SF ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: 128 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways GRAVEL Walkways GOSHEN STONE Walls NE STONE VENEER

* Note: Complete door and window schedules are required. PATIO: GRANITE APRON: COBBLESTONE

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08/12/2024 Signature of owner of record Miroslava Ahern Signed under penalties of perjury

MIROSLAVA AHERN
LANDSCAPE DESIGN STUDIO

Memo

To: Nantucket Historic District Commission

From: Miroslava Ahern, LLC

cc: Holly Backus, Preservation Planner

Date: 9/19/2024

Re: HDC COA Application for 10 Silver Street [55.4.1 / 187]
ACK MWG, LLC

*Minutes from HDC Meeting 9/10/2024 not available

Dear Mr. Chairman and HDC Board Members:

This COA application was heard 9/10/2024. The attached meeting minutes have been generated by this office, as they are not available at the time of this submittal.

Thank you.

Miroslava Ahern, LLC

HDC Minutes 09/10/2024

Start: 4:25

10 Silver Street [55.4.1/187]

STEPHEN (Chair), ANGUS, ABBY, CONNIE & JOE

MIRKA: L le project on Silver Street. Architecture was approved. Main house in front, guest house in back. Followed the concept already proposed with double o street parking. The grade really slopes down from eleva 26' to 18'. Dropping a few feet to the parking, smaller retaining wall in cross sec mall series of retaining approximately 2'. Very open site. Looking to preserve tree to right of telephone pole next to exis g parking. L le shed in the back. Materials: Cobblestone apron, NEFS, Goshen pavers pa in back and T2 gate. Grading the apron to the parking w/a wall facing to the house and a li le se n to transi o the backyard, following natural grade. The guest house is already dropped down. Proposing a natural privet hedge because of the limits of the site. Not much space to hardscape. Evergreen screening on the East side of the property. The original idea was for green space in front of the house and not being able to see the cars. Will come back with a plan that is usable friendly and zoning complaint that will give you a view of the house.

HOLLY: In ll typical Nantucket that was proposed before you. Lot created 8 Silver Street – sh lots of subdivision laid out in 1717. Clar d outdoor shower was included in the Architects applica Con rmed tree on the corner is being retained. Appreciate what is being proposed, feels a bit more impervious than should be proposed. Very familiar with area and is in the 2% area of ooding. Requested more vegeta on to break up the impervious areas.

MARY LONGACRE (PUBLIC): Backs up Holly's point re: Poten al for ooding in this area. Water just runs down Pine Street and onto these prop ope that they address this and more absorbability and impervious is preferred. Cla id the tree is going to stay regardless of if it is iden a Town Tree or not. Stated proper approach is to contact the Tree Board to con rm if it is a Town Tree or not.

STEPHEN: Clar d the smaller plan gs to the back of the property and in the front are hedgy privet row like hydrangeas, like a downtown garden (18" height). Clar d parking proposal for gravel area and that parking will be needed for more than one car. Would rather have a clear shot at the house to see the house and side of the cars vs. taking up the width of the house and seeing the back of the cars. Concern is that plan will require two parking spaces and leaning towards the two parking spaces where plan gs that will not obscure the front yard and cars will not block view of house with plants blocking yard space.

MICKY (SAB): The parking area in front of the house is not appropriate. Typical driveways in the OHD driveways are single car width with parking not in front of the house. The driveway should be single car roughly 12' wide. Silver Street is not a busy street and there shouldn't be a turnaround there. The other concern is the retaining walls – a 2' retaining wall is pre y high – the driveway should slope down to grade as much as possible requiring minimal retaining.

ANGUS: Main concern was parking in front of the house. Would like the grade followed as closely as possible to reduce retaining. Reten f the tree is important to everybody. Preserving green space

towards the street feels right. Sequester front to back parking and give view down the street and through underneath the tree to see the house. House seems all about screening the cars parking in front of the house, it is an atypical core district detail.

JOE: This is an interes g design problem for sure. The earliest itera on of this property and the amount of impervious root surface that is here. Feels like there is a bit of pervious material – appreciate the organic pathway here. In order to m gate the height, the house ended up being situated at a lower eleva hich jus es that usage of the retaining wall. Can see how the retaining wall came about and appreciate that the tree and vegeta around it is bu ering the property away from the street. The retaining wall will mostly be out of site as vegeta on will s up above it. Wonder if the gravel parking area doesn't extend all the way to the front stoop – and maybe a single car turn-o instead of what looks like a car and a half. Given this is the tran on area, maybe having a parking space in front might be okay with some diminishing of the gravel parking area. Granite pa and 12" retaining wall, I'm okay with the rest of it. Prefers narrower curb cut.

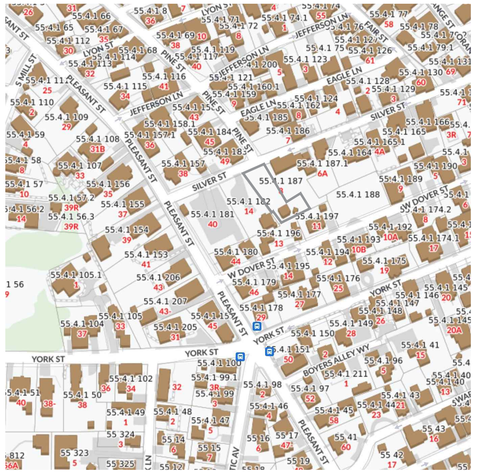
CONNIE: Nothing further to add. In agreement with the parking concerns.

ABBY: Like that the smaller driveway drawn in looks much be er. Didn't like the way it went past the house before. Understand why there is a stone wall and is okay with that. Wish the column of trees were more like groups of varying vegeta on rather than a soldier line of trees. A smaller driveway as shown is much more appropriate.

STEPHEN: Mo to hold for revisions with add onal informa on rela ve to parking.

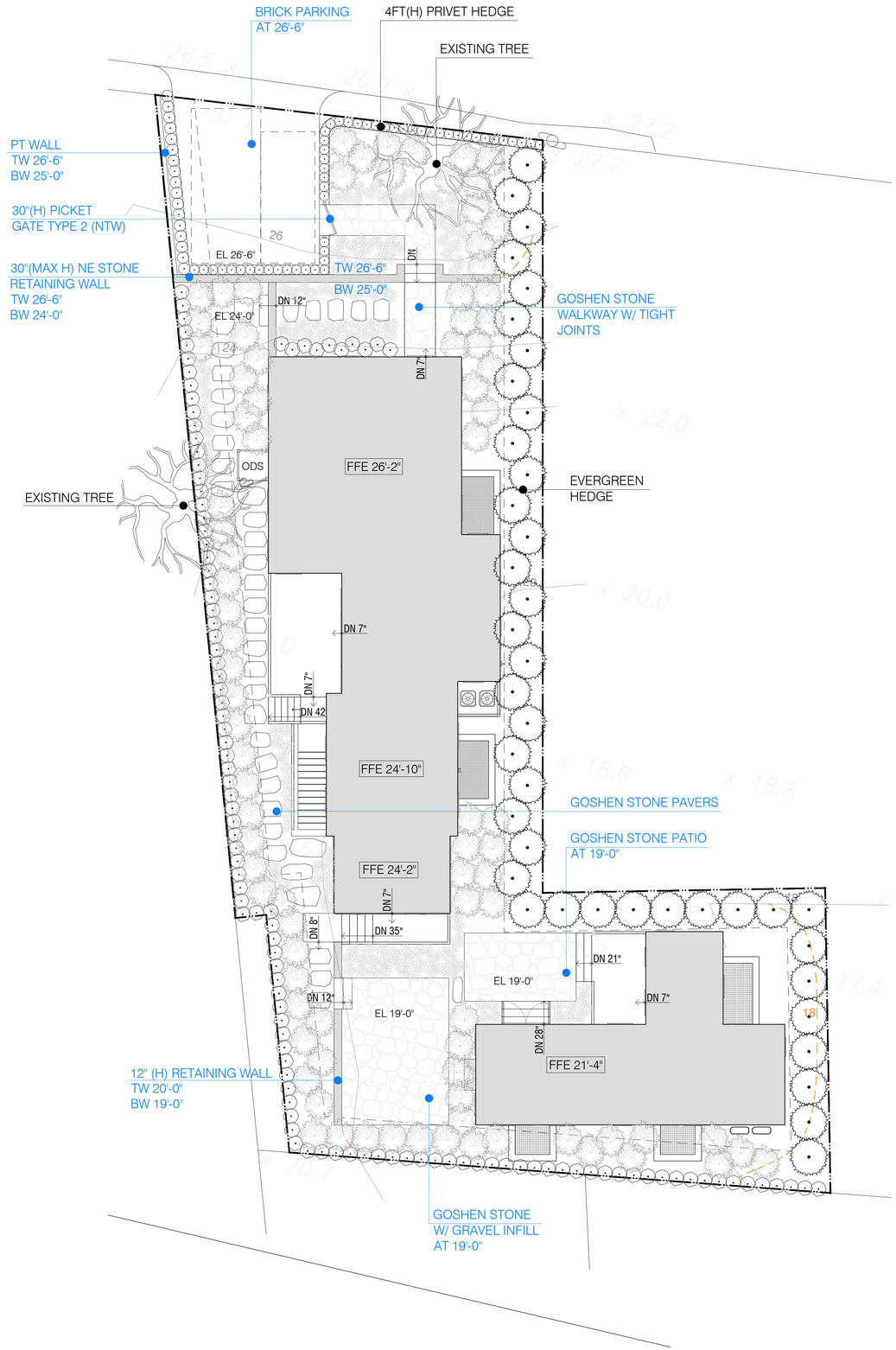
END: 4:46

GIS MAP: 55.4.1/187



AERIAL MAP: 55.4.1/187





EXISTING CONDITIONS









AHERN LLC
LANDSCAPE DESIGN STUDIO
PO Box 2213, Nantucket MA 02584
T (508) 333-5138 F (508) 325-4616
design@ahernllc.com

PROJECT

MURRAY RESIDENCE

10 SILVER ST, NANTUCKET

OWNER

ACK MWG LLC
100 A MAIN STREET,
TUCKAHOE, NY 10707

ARCHITECT

ETHAN McMORROW
DESIGNS

SURVEYOR

PROPERTY INFO

ZONE:
MAP / PARCEL:
LOT SIZE:
MIN. LOT SIZE:

FRONTAGE:
FRONT SETBACK:
SIDE SETBACK:

GROUND COVER:
MAX G.C.:

REVISIONS

NO.	DATE	PROJECT PHASE

PROJECT PHASE

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	SEPTEMBER 18, 2024
SCALE	1/8"=1'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-01



1 WEST ELEVATION

Scale: 3/16" = 1'-0"

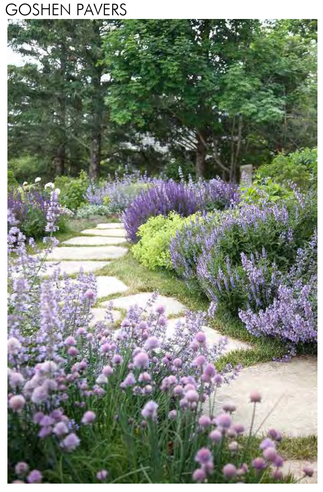
BRICK PARKING



NE STONE WALL



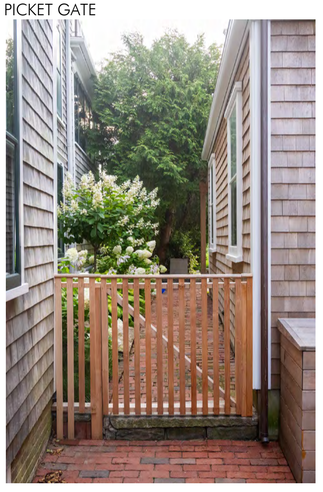
GOSHEN PAVERS



PATIO W/ GRAVEL INFILL



PICKET GATE



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MAX G.C.:

REVISIONS

NO.	DATE	PROJECT PHASE

PROJECT PHASE

HDC SUBMISSION

NOTES

DRAWING INFO

DATE	SEPTEMBER 18, 2024
SCALE	3/16"=1'-0"
DRAWN BY	VS

ISSUES

DATE	SET NAME

HDC-02

ADDRESS: 61 Center St
DATE HEARD: 08.27.24
SITTING BOARD: Oliver, Pohl, MacLeod, Camp, Welch

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587
This checklist MUST be included with your Old Business Submission.
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https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

☑	Date submitted to 2 Fairgrounds Road: 09.19.24
☑	Address & HDC Case Number (ie HDC2020-05-0265): 61 Center St
☑	Copy of Minutes (application item circled)
☑	Reduced (8 ½ x 11) copy of application
☑	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
☑	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
☑	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
☑	One set reduced plans: 8 ½ x11
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☑	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

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Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Alex Bagmets Date: 09.19.24

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 8/27/24

FP Martin House LLC / 61 Center St

Emeritus LTD

42.4.3 / 67

Rev stairs accessible lift

Sitting Board: Oliver, Pohl, MacLeod, Camp

Chair: Welch Alternate: N/A

Backus: Appreciates the changes; does feel that although the design retains the character defining feature of the center portico/entry, is not sure this is what he structure needs

Rowland: Feels the friendship stair solves the problem and feels appropriate. Suggests removing center post on landing and pushing back one or two stair treads to give more room in front to soften the edge on sidewalk

Pohl: Agrees with Rowland

Camp: Agrees with Rowland.

MacLeod: Leans toward approving as submitted

Oliver: Agrees with Rowland. Suggests cutting top stair into deck

Welch: Agrees Rowland & Oliver. Suggests placing handrail on interior of post rather than a double rail

Motion to Hold for Revisions (MacLeod) –Can be consent if the following changes are made (per Welch)

- **Inset step on existing primary landing which will allow the new proposed assembly to move toward the house the depth of a stair tread**
- **Eliminate center post on landing**
- **Redraw railing and baluster system**
- **Run pilasters through deck**

Carried 5-0

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.3 PARCEL N°. 67

Street & Number of Proposed Work: 61 Center St.

Owner of record: FP Martin House LLC

Mailing Address: 61 CENTER St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Revised Stairs & Accessible Lift

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: Early 19th C.

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Match existing
Trim Match existing Sash _____ Doors Match existing
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/3/24 Signature of owner of record _____ Signed under penalties of perjury

Martin House Inn

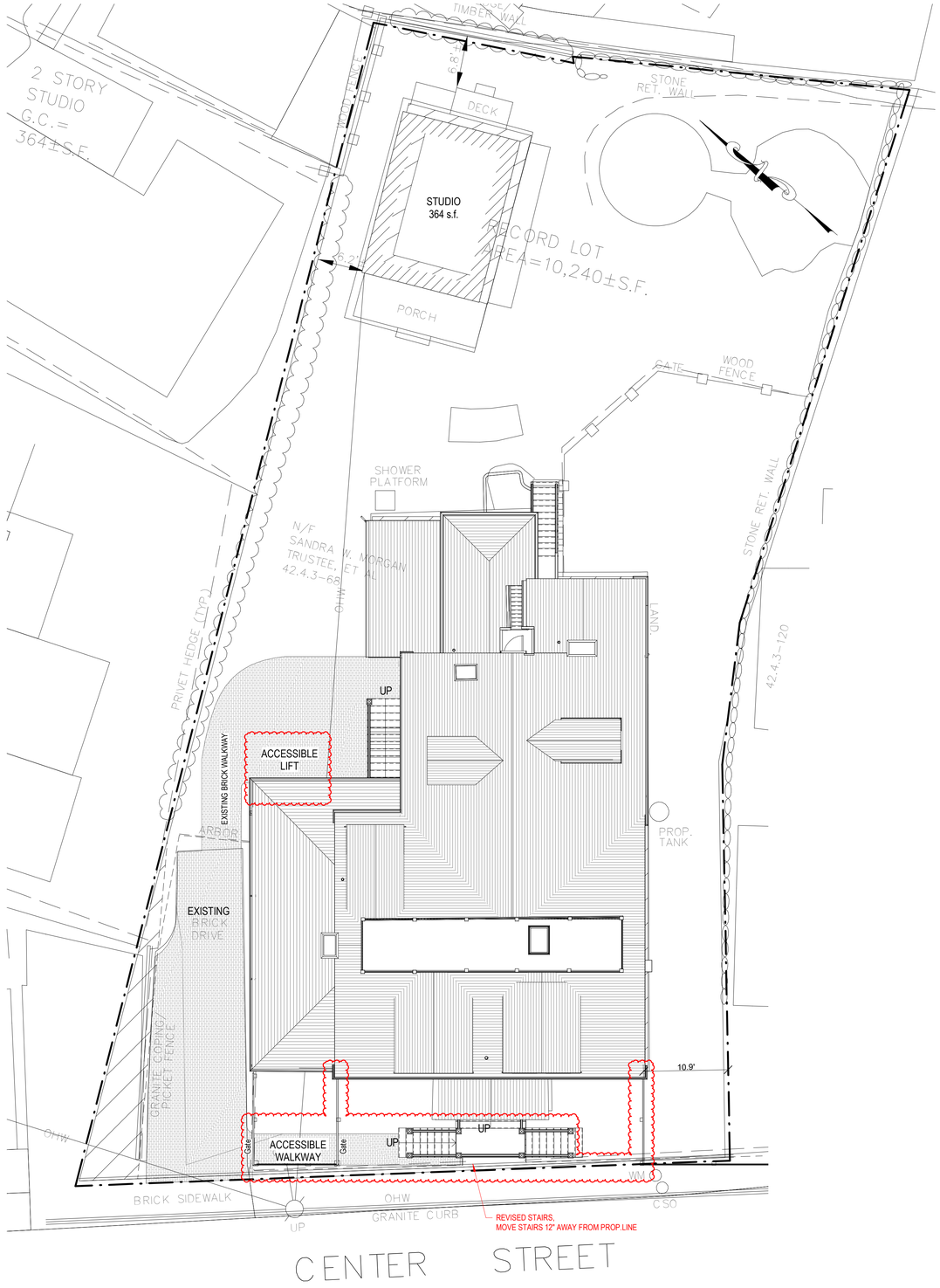
61 Center Street
Nantucket, MA

09.19.24

HDC SUBMISSION



1 LOCUS
1 1/2" = 1'-0"



2 SITE PLAN
1/8" = 1'-0"

2205

Martin House Inn

61 Center Street
Nantucket, MA

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

A.201	EXTERIOR ELEVATIONS
A.202	EXTERIOR ELEVATIONS
D.301	PERSPECTIVE VIEWS
G.101	Cover Sheet
A.1.1	Basement, First & Second Floor Plans
A.1.2	Second Floor Plan
A.1.3	Third Floor Plan
A.2.1	Exterior Elevations
A.2.2	Exterior Elevations

Revisions

Revision 1	Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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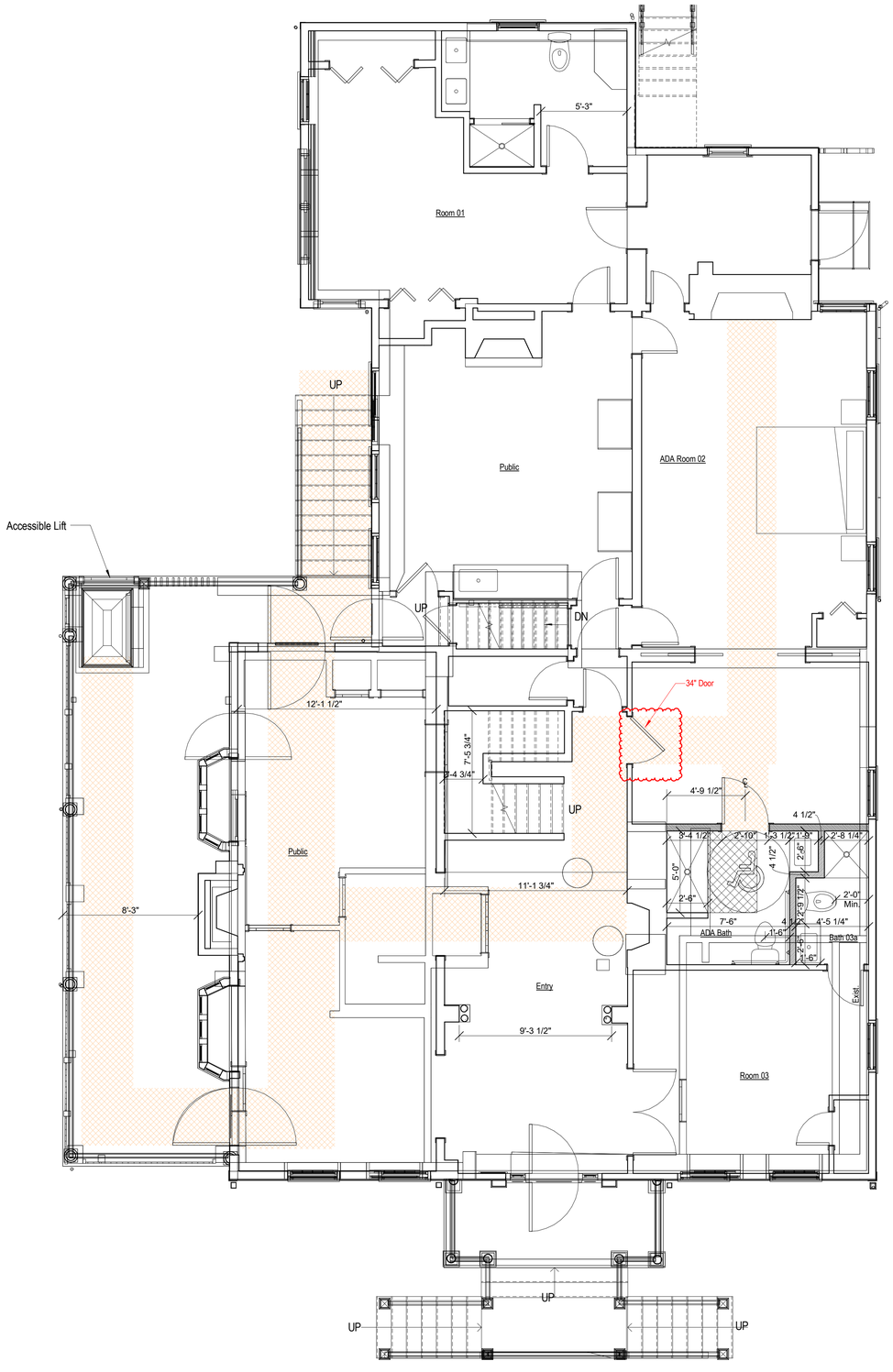
G.101

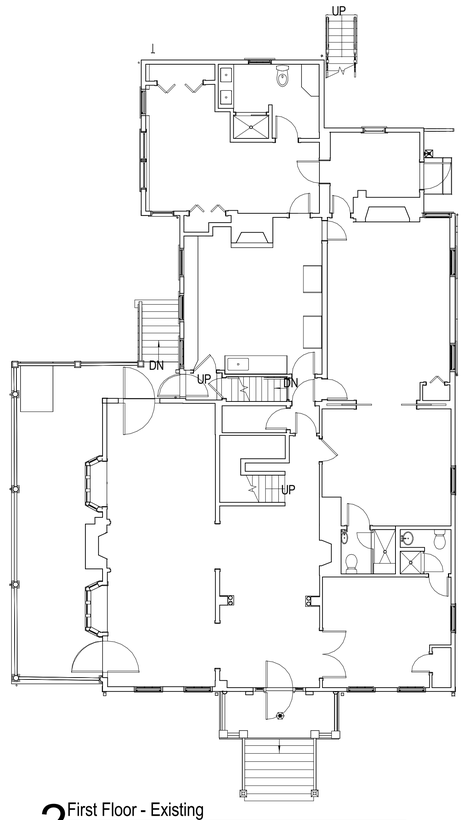
2205

09.19.24

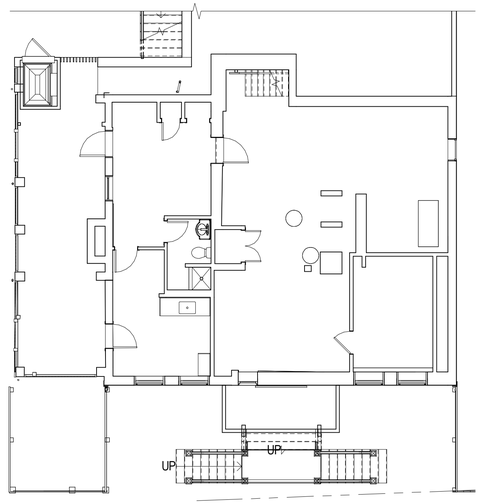
HDC SUBMISSION



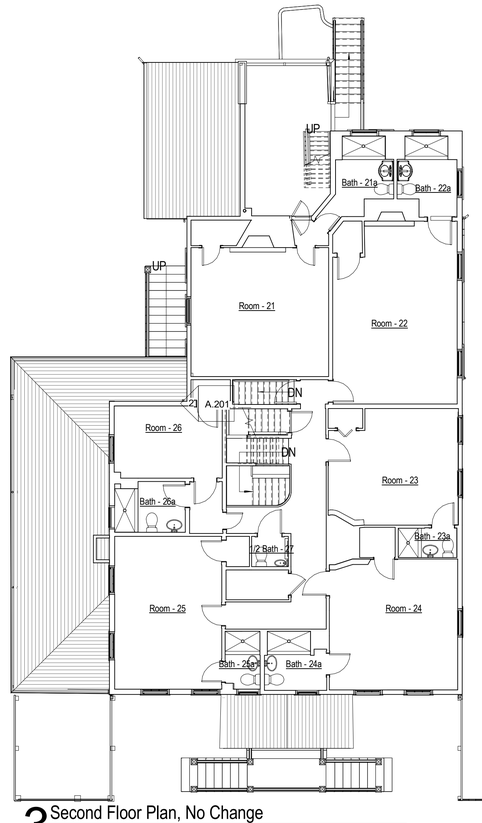
1 First Floor Plan - Proposed
1/4" = 1'-0"



2 First Floor - Existing
1/8" = 1'-0"



4 Basement Plan, No Change
1/8" = 1'-0"



3 Second Floor Plan, No Change
1/8" = 1'-0"

2205

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Basement, First & Second Floor Plans

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

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SHEET INDEX

A.201 EXTERIOR ELEVATIONS
A.202 EXTERIOR ELEVATIONS
D.301 PERSPECTIVE VIEWS
G.101 Cover Sheet
A.1.1 Basement, First & Second Floor Plans
A.1.2 Second Floor Plan
A.1.3 Third Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

Revision 1	Date 1

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A.1.1
2205

09.19.24

HDC SUBMISSION



1 Proposed South Elevation
1/4" = 1'-0"



Existing South Elevation
1/8" = 1'-0"



Existing East Elevation
1/8" = 1'-0"



2 Proposed East Elevation
1/4" = 1'-0"

2205

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EXTERIOR ELEVATIONS

Site Information

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Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
Lot Size:	10,182 sq. ft.
Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

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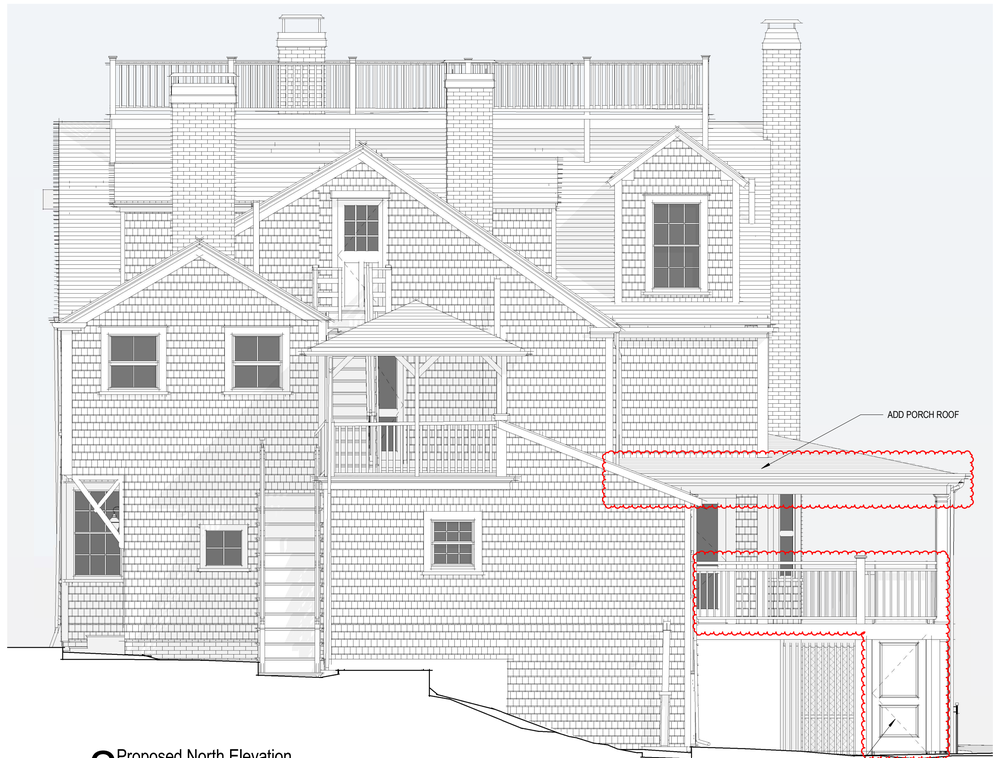
A.201
2205

09.19.24

HDC SUBMISSION



1 Proposed West Elevation
1/4" = 1'-0"



2 Proposed North Elevation
1/4" = 1'-0"



North Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

2205

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EXTERIOR ELEVATIONS

Site Information

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Current Zoning:	ROH
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Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
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Min. Lot Size:	5,000 sq. ft.
Allowable G.C.:	40%
Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2,813 sq. ft.

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A.202
2205

09.19.24

HDC SUBMISSION



3D View A



3D View B



3D View C



3D View D

2205

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emeritus
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Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

PERSPECTIVE VIEWS

Site Information

Map & Parcel:	42.4.3 / 67
Current Zoning:	ROH
Minimum Frontage:	50 ft.
Front Setback:	0 ft.
Side/Rear Setback:	5 ft.
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Min. Lot Size:	5,000 sq. ft.
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Existing G.C.:	2,813 sq. ft.
Proposed G.C.:	0 sq. ft.
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Revisions

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D.301

2205

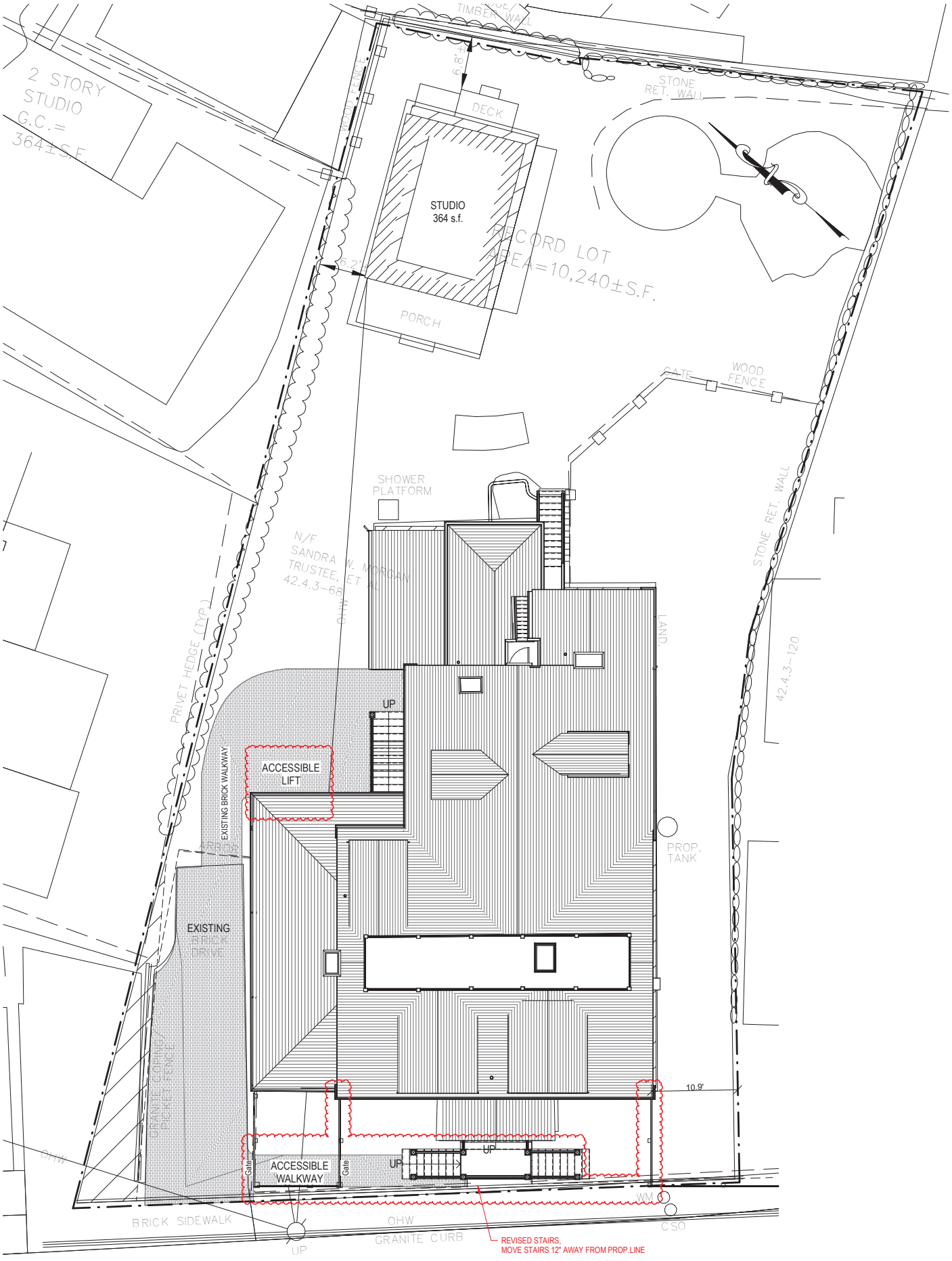
Martin House Inn

61 Center Street
Nantucket, MA



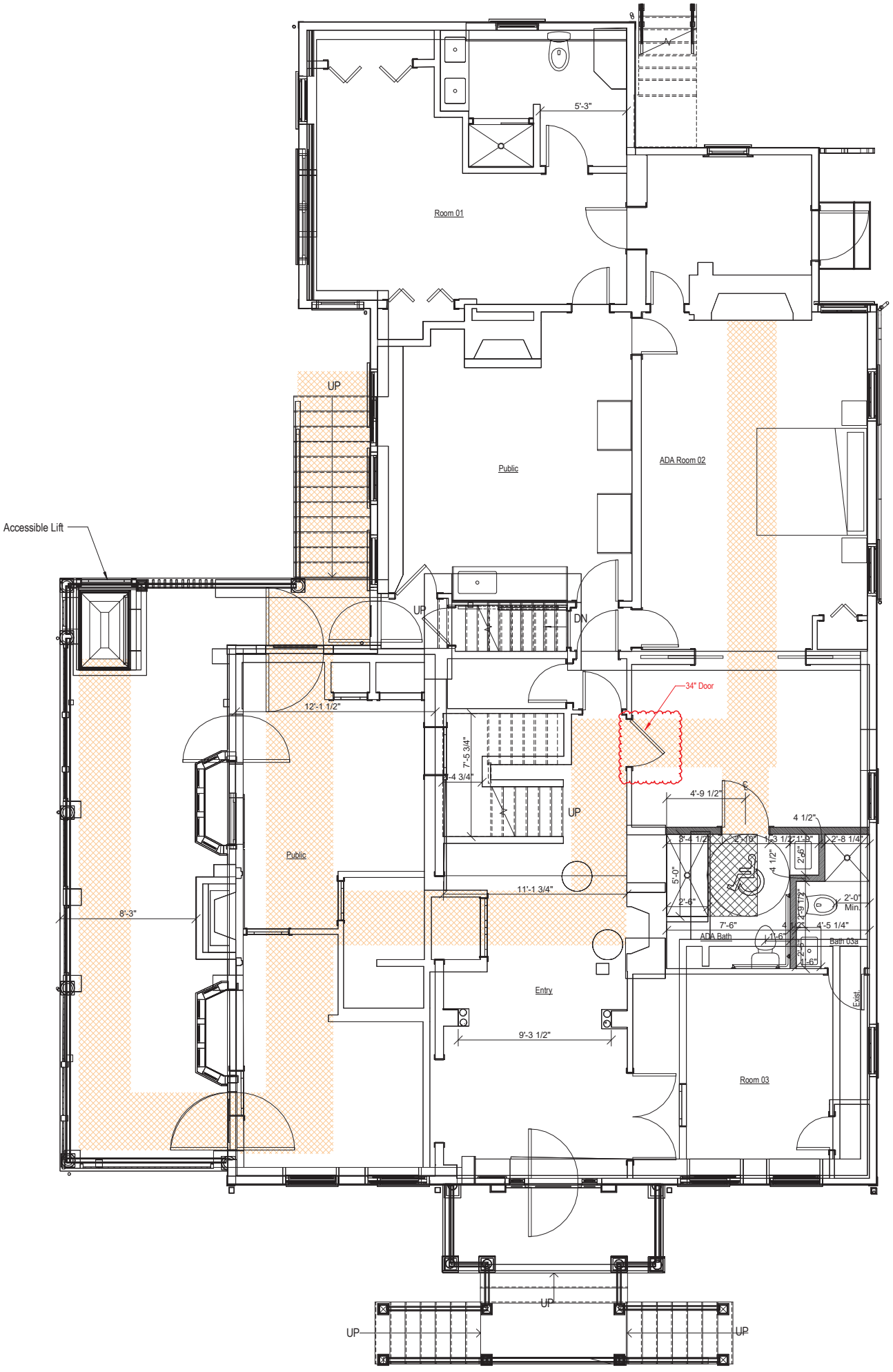
1 LOCUS

1 1/2" = 1'-0"



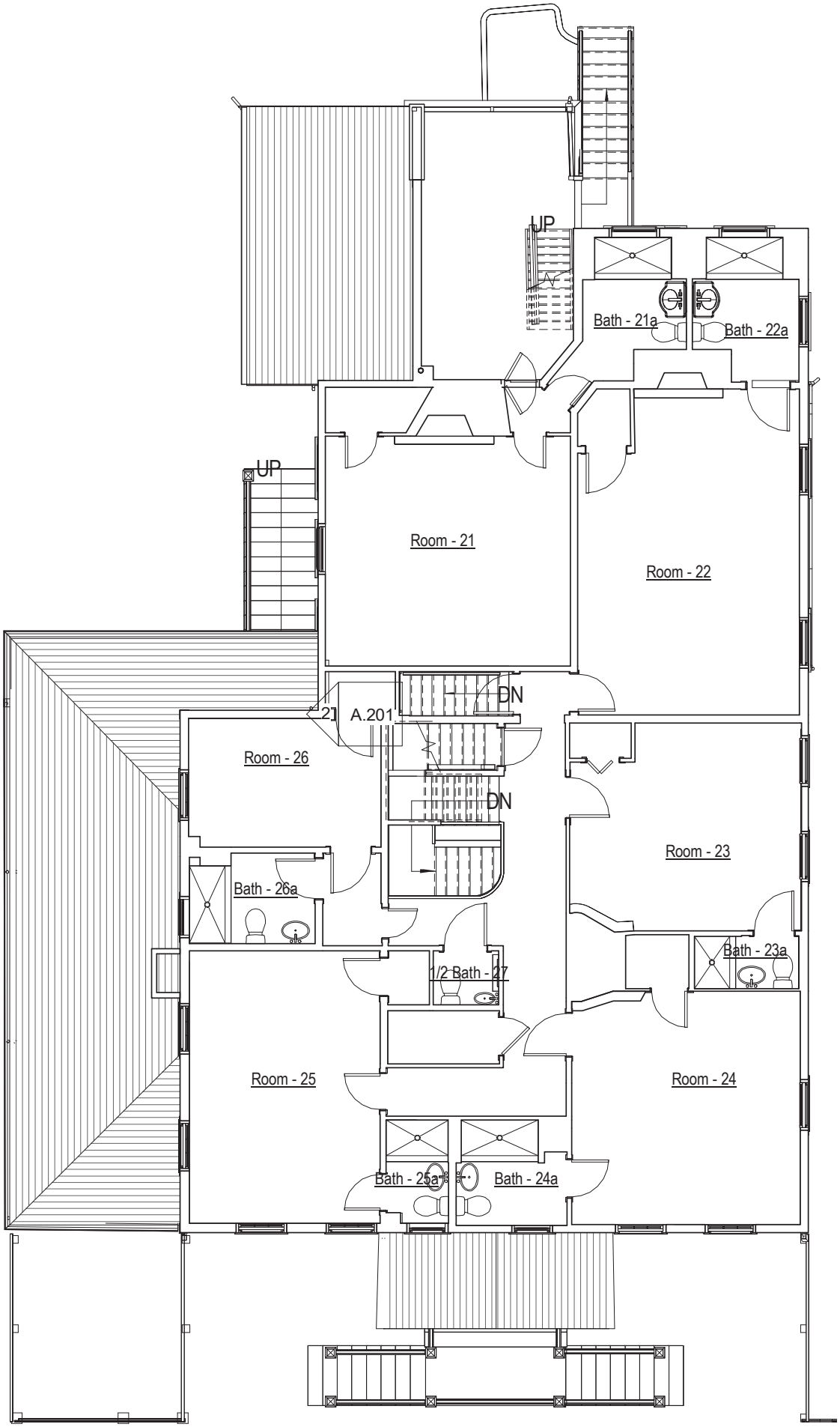
2 SITE PLAN

1/8" = 1'-0"



1 First Floor Plan - Proposed

1/4" = 1'-0"



3 Second Floor Plan, No Change

1/8" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"



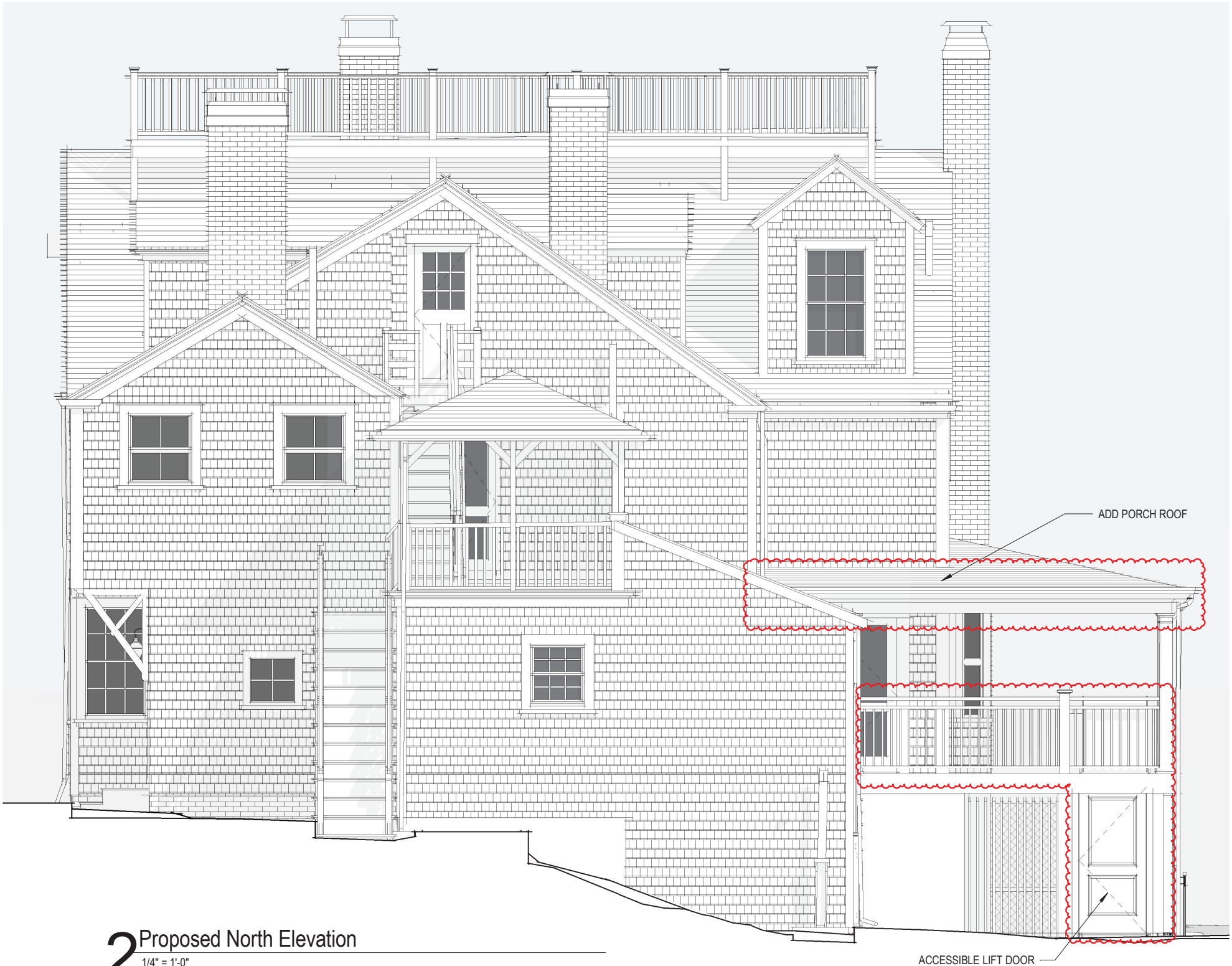
2 Proposed East Elevation
1/4" = 1'-0"



1 Proposed West Elevation

1/4" = 1'-0"

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

Historic District Commission

OLD BUSINESS CHECKLIST Rev Jan.2021

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

X	Date submitted to 2 Fairgrounds Road: 09.19.24
	HDC Case Number (ie HDC2020-05-0265): Unknown
	Copy of Minutes (application item circled)
X	Reduced (8 ½ x 11) copy of application
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.)
X	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
X	One set reduced plans: 8 ½ x11
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Submit documents to PLUS at 2 Fairgrounds Road
	Signed Affidavit: see below

Historic District Commission

OLD BUSINESS CHECKLIST **Rev Jan.2021**

HOLD FOR A VIEW	**IF YOUR APPLICATION WAS "HOLD FOR A VIEW"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	**IF YOUR APPLICATION WAS "HOLD TO TRACK"** A. HDC case number: Unknown B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: _____ Date: 09.19.24

emeritus

HDC MEETING MINUTES NOT AVAILABLE

HDC Meeting Date: 08.27.24

12 Pilgrim Road / Katie Holahan & Adam Kates

41 / 476

New Dwelling

Sitting Board: Thornewill, MacLeod, Patten, Pohl, Camp

Camp: Appreciate the neighbors bringing us back to what we already went through. This part of Pilgrim Road is smaller; further down there are big grandiose structures. So, I would like to see this come down. I like the design, it's not that. It's just the scale on this site in this neighborhood should be appropriate.

MacLeod: I mentioned before this siting. This relationship of driveway to garage is distracting from the façade and streetscape. Along Pilgrim Rd if there is a garage in front, you're not really seeing it juxtaposed with the house. I said this before the combination of the height of the house and all of the parking in front of the house does not leave any room for landscaping and softening that the other houses along this lane provide. On the larger size of what is in the neighborhood. To have it open and not have a buffer is a concern still.

Thornewill: I really do appreciate that you brought it down in height, but I think you need to bring it down more given the context of the height. I agree with Angus about opening right in front and the prominence of the garage. The outdoor shower is also an issue. If the shed / garage stays where it is then the shower could go behind that. If you need to bring the ridge height down maybe bring some of the program down to the first floor.

Patten: I have to agree that if there is a way to bring this down it would fit in better with the neighborhood.

Pohl: I have nothing to add. The height seems to be a problem for all of us.

Motion to hold for revisions (Camp)
Carried 5-0 Thornewill, Angus, Patten, Camp, Pohl (aye)

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 476

Street & Number of Proposed Work: 12 Pilgrim Rd.

Owner of record: Katie Holohan & Adam Kates

Mailing Address: 12 Pilgrim Road
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus

Mailing Address: 8 Williams LN.
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 49'-3" Sq. Footage 1st floor: 1,472 SF Decks/Patio: Size: 5' x 25' ☑ 1st floor ☐ 2nd floor
Width: 48' Sq. footage 2nd floor: 1,068 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +12" +/- South -30" +/- East _____ West _____

Height of ridge above final finish grade: North 29'-7" South _____" East _____" West _____"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" +/- ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 11 /12 Dormer 7 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 6" Soffit (Overhang) 6" Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

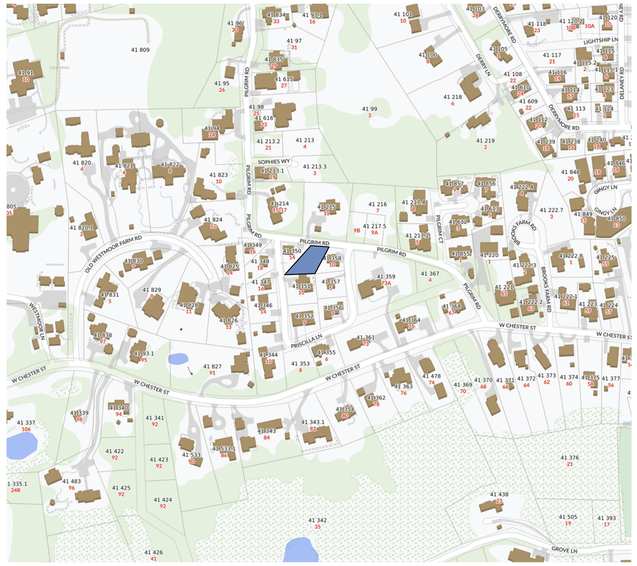
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/28/24 Signature of owner of record _____ Signed under penalties of perjury

Holahan Residence

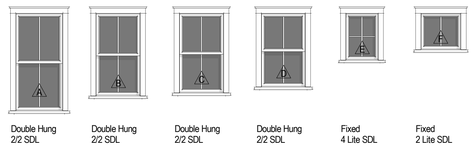
12 Pilgrim Road
Nantucket, MA 02554

09.19.24

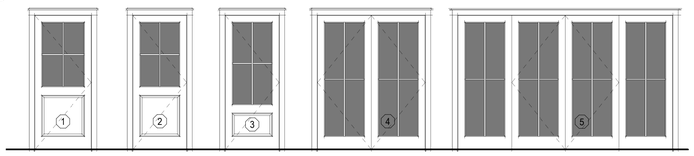


1 Locus Map
Not to Scale

HDC Submission

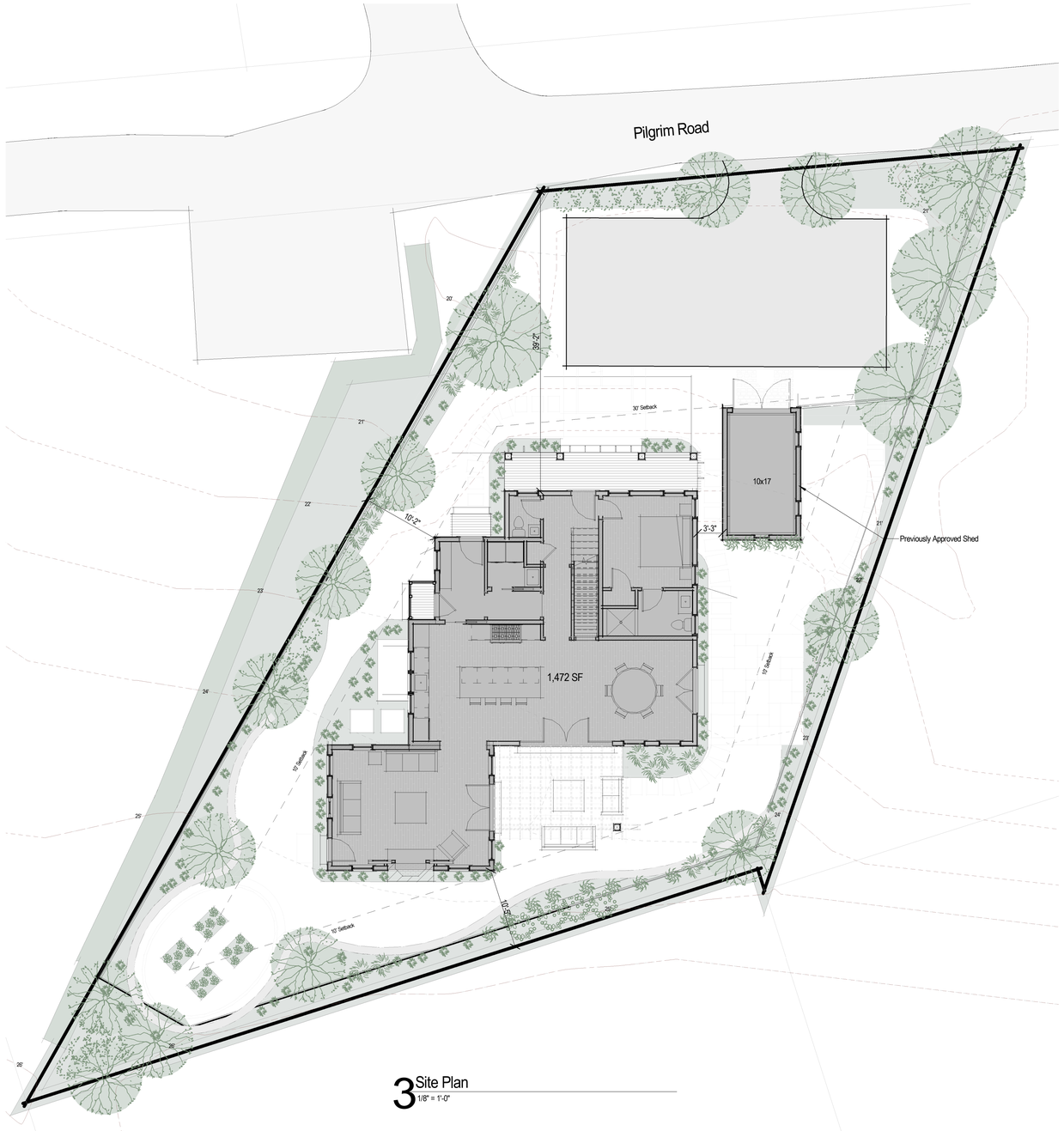


Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed 4 Lite SDL | Fixed 2 Lite SDL



Single Hinged Door 1 Panel + 4 Lite SDL | Single Hinged Door 1 Panel + 4 Lite SDL | Single Hinged Door 1 Panel + 4 Lite SDL | Double Hinged Door 4 Lite SDL | Quad French Door (4) 4 Lite SDL

2 Exterior Window & Door Legend
1/4" = 1'-0"



3 Site Plan
1/8" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	-----
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Cover Sheet

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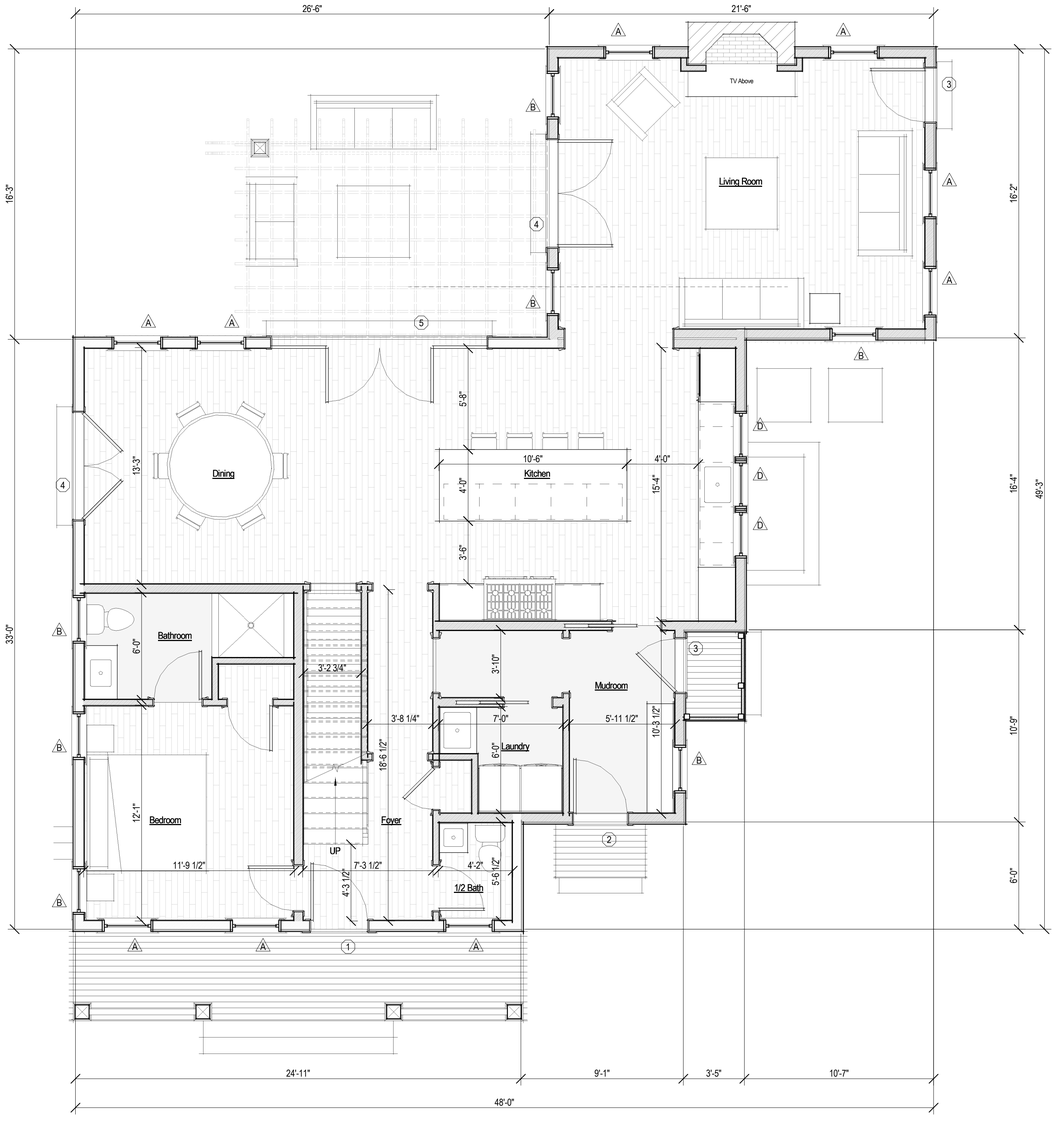
G.1.1

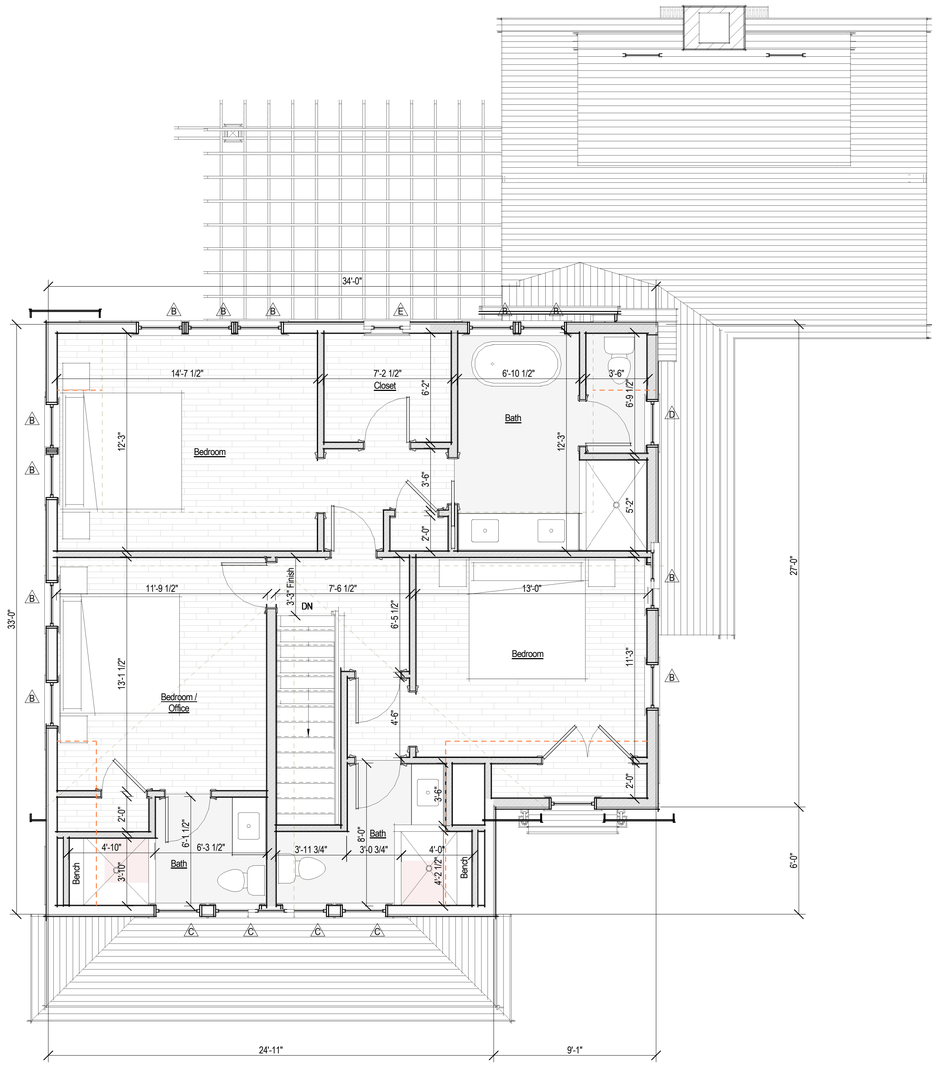
2412

09.19.24

HDC Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Perspectives

Revisions

Floor Plans

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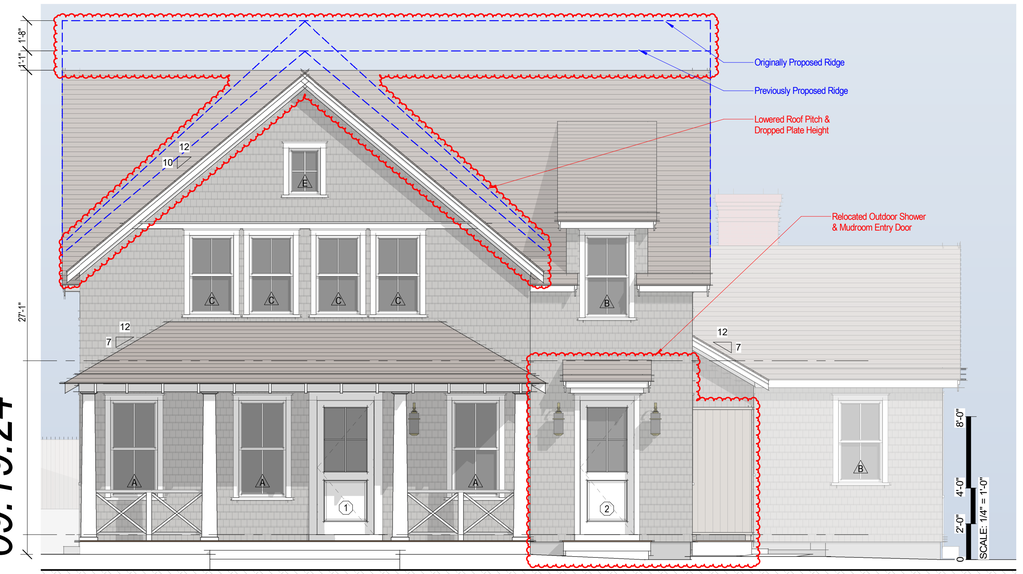
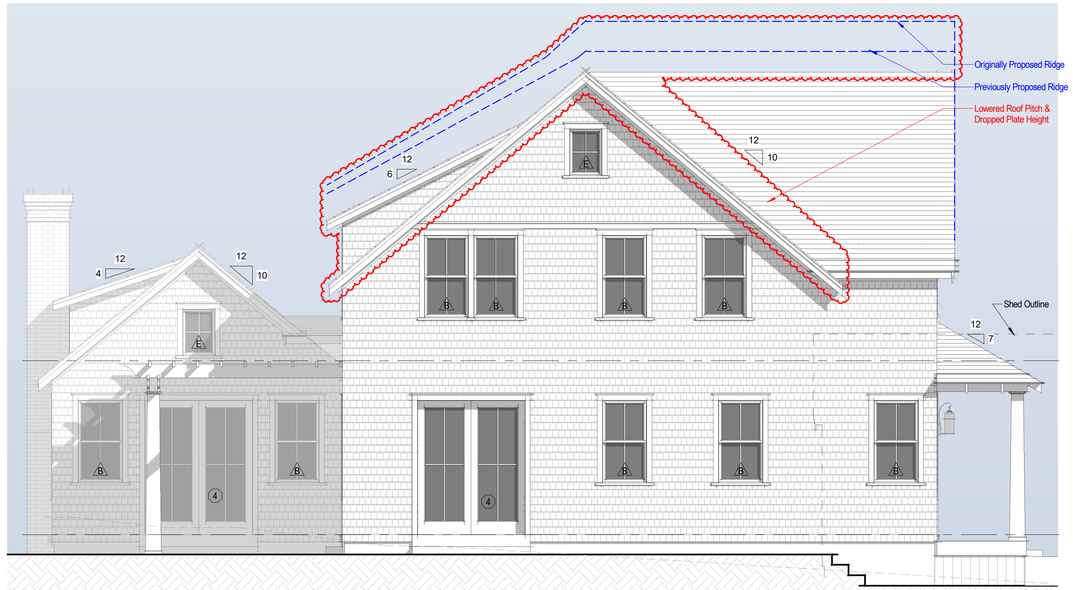
A.1.1
2412

09.19.24

HDC Submission



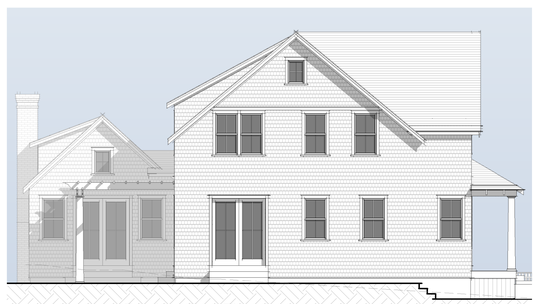
1 North Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"



Previous North Elevation
1/8" = 1'-0"



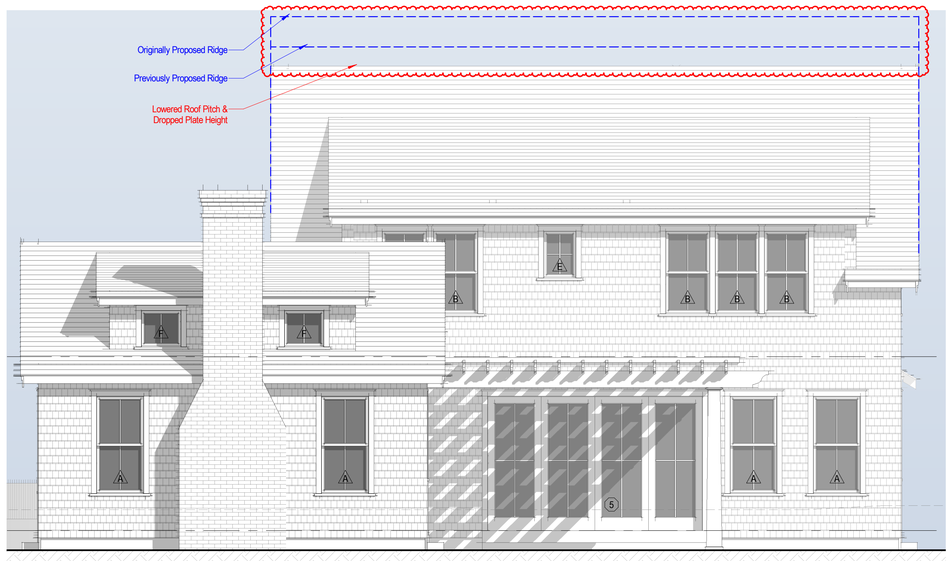
Previous East Elevation
1/8" = 1'-0"



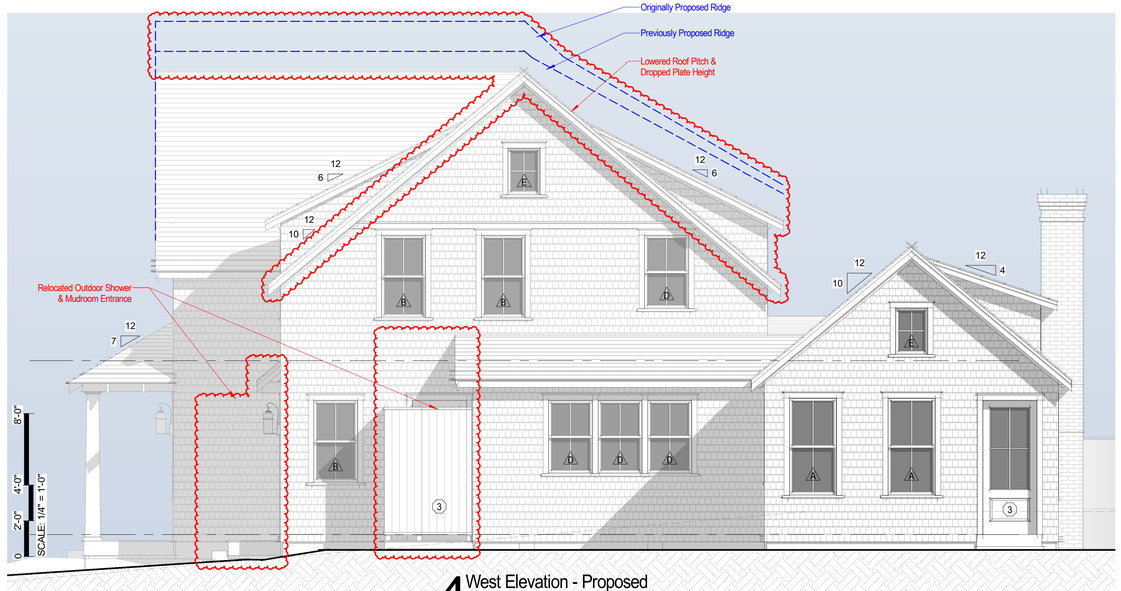
Previous South Elevation
1/8" = 1'-0"



Previous West Elevation
1/8" = 1'-0"



3 South Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"

2412

Holahan Residence

12 Pilgrim Road
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

Sheet Index - Architectural & Structural

SHEET INDEX
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A.2.2 Exterior Perspectives

Revisions

Revision 1	Date 1

Exterior Elevations

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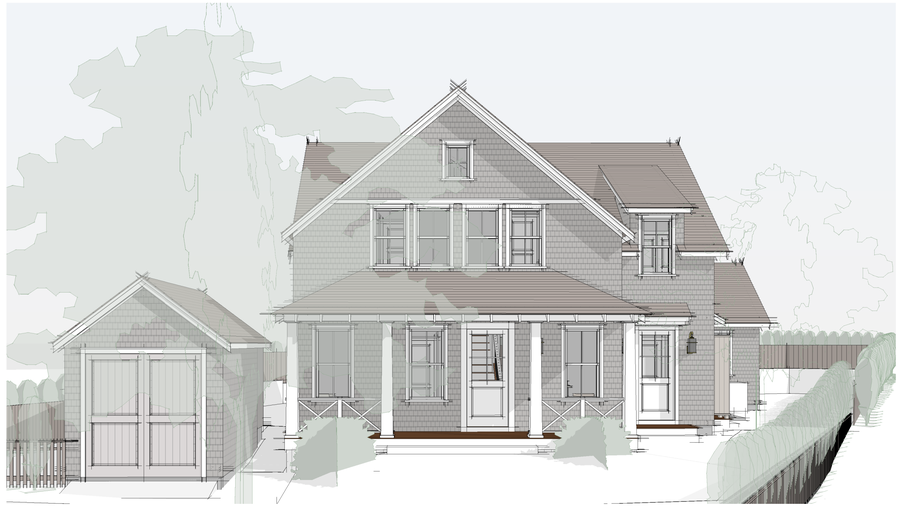
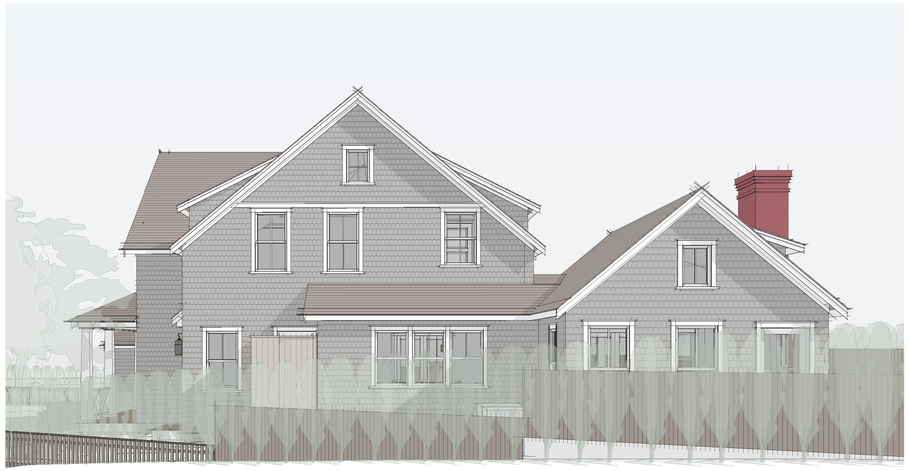
A.2.1
2412

09.19.24

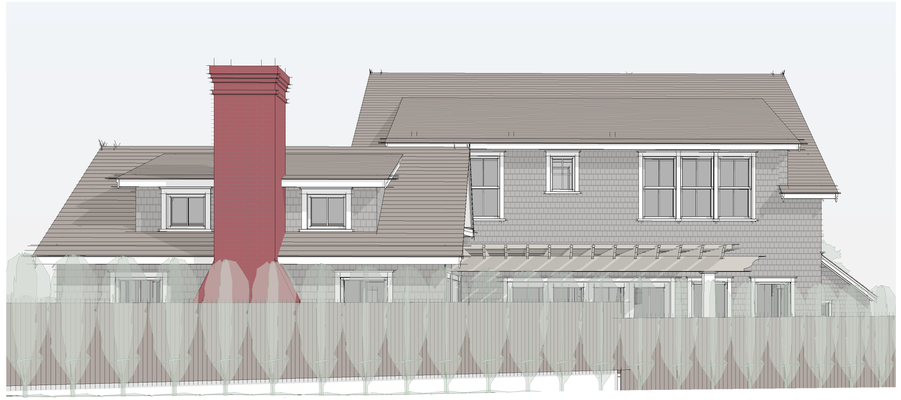
HDC Submission



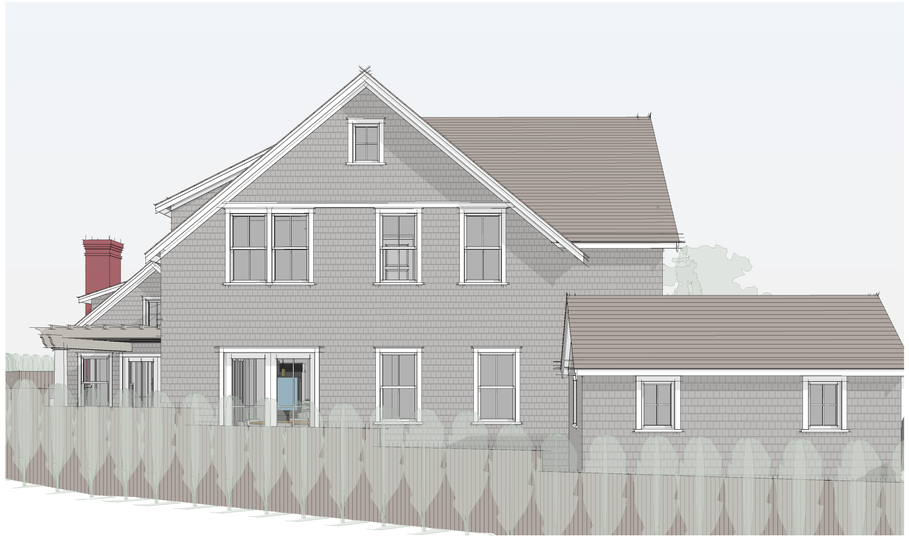
North Perspective



West Perspective



South Perspective



East Perspective

2412

Holahan Residence

12 Pilgrim Road
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8 Williams Lane
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508.325.4995
www.emeritusltd.com

emeritus

Site Information

Map & Parcel:	41 / 476
Current Zoning:	R-20
Minimum Frontage:	75'
Front Setback:	30'
Side/Rear Setback:	10'
Lot Size:	------
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5%
Existing G.C.:	------
Proposed G.C.:	------
Total Proposed G.C.:	------

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Revisions

Exterior Perspectives

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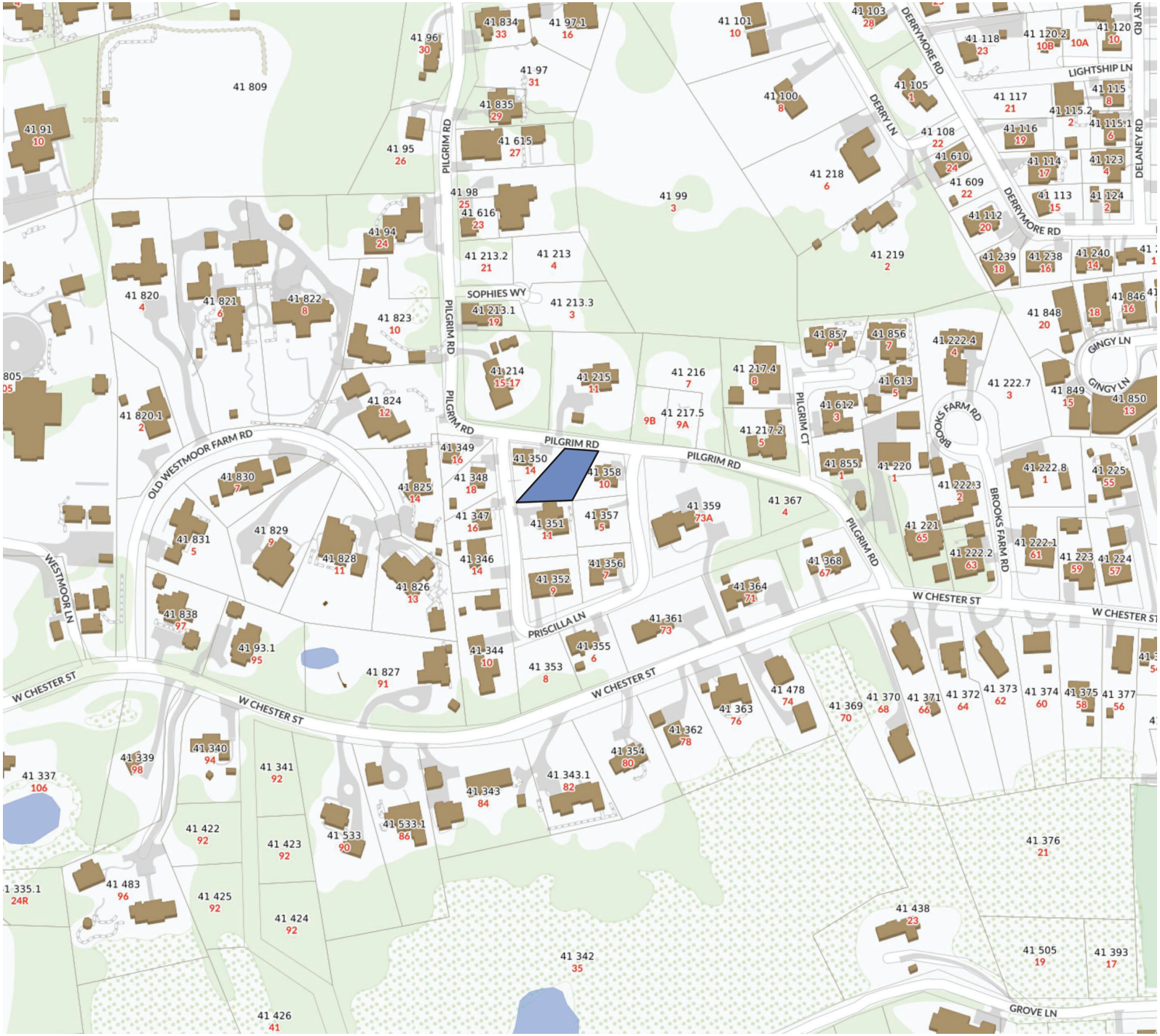
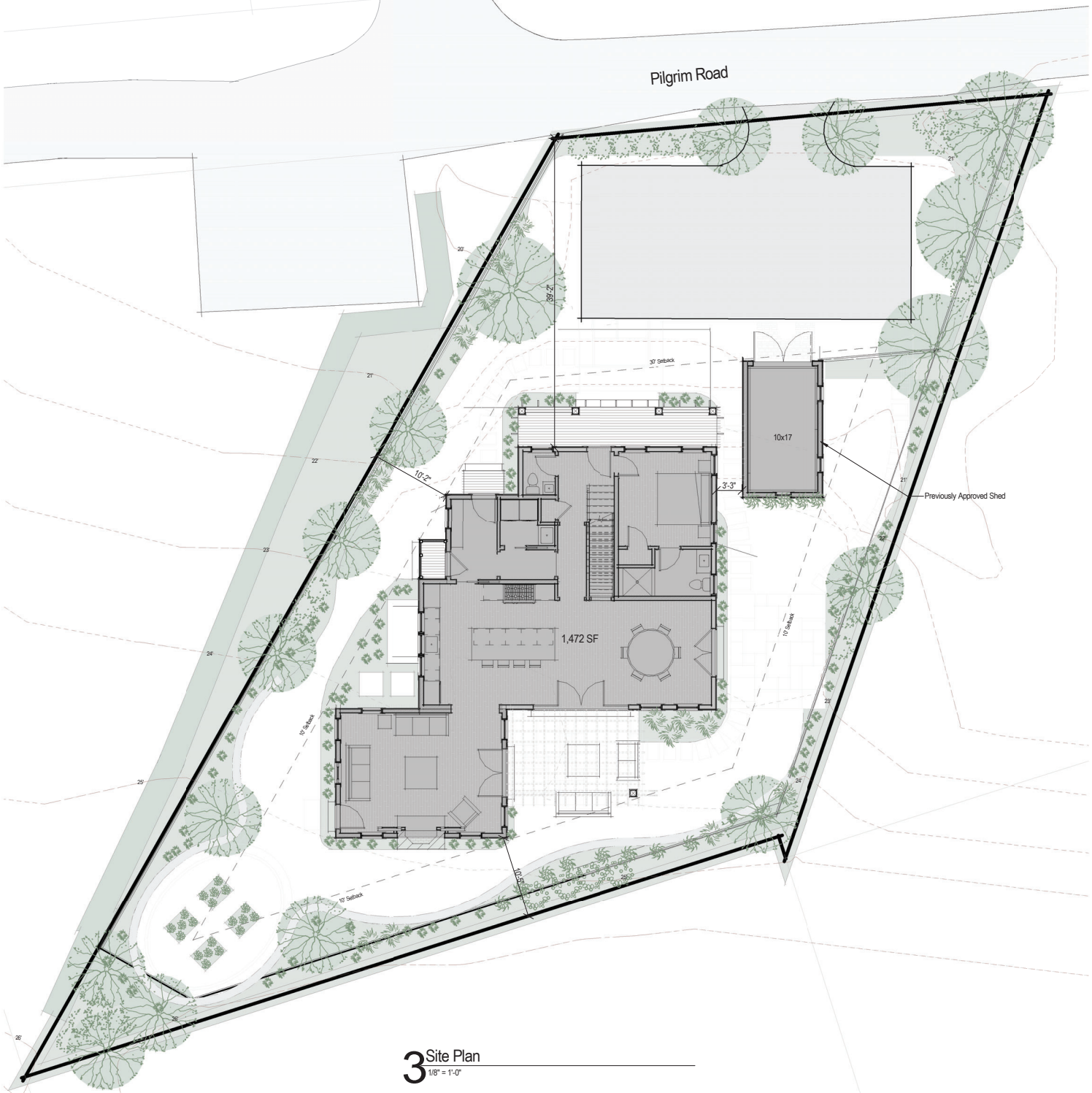
A.2.2

2412

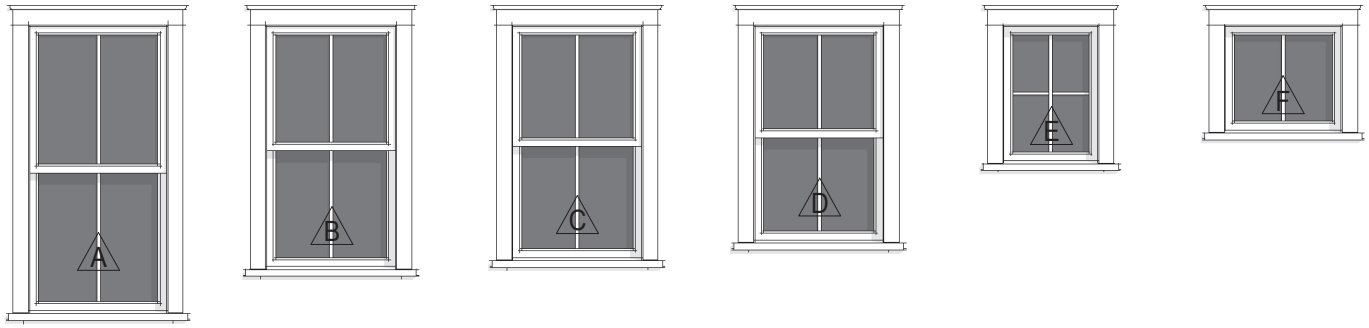


1 Locus Map

Not to Scale



3 Site Plan
1/8" = 1'-0"



Double Hung
2/2 SDL

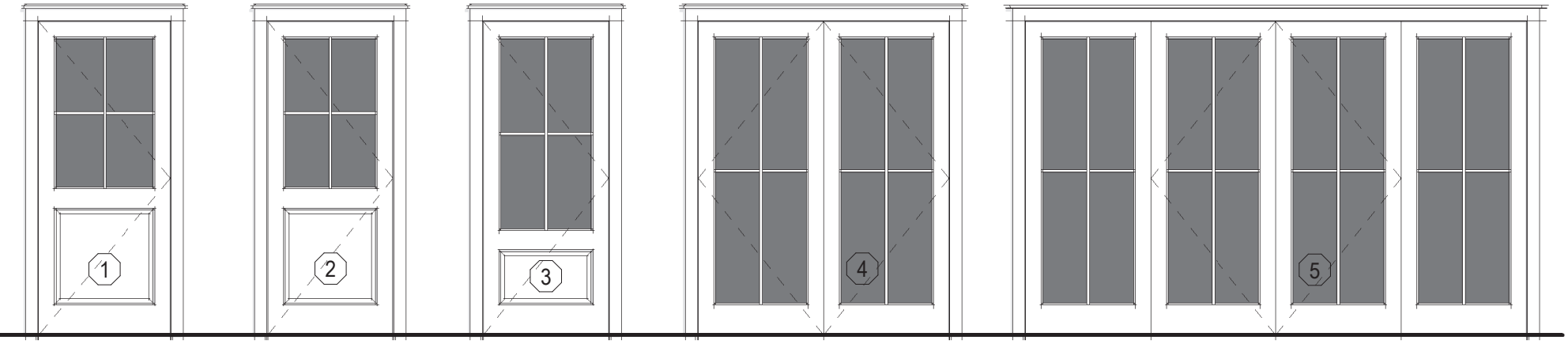
Double Hung
2/2 SDL

Double Hung
2/2 SDL

Double Hung
2/2 SDL

Fixed
4 Lite SDL

Fixed
2 Lite SDL



Single Hinged Door
1 Panel + 4 Lite SDL

Single Hinged Door
1 Panel + 4 Lite SDL

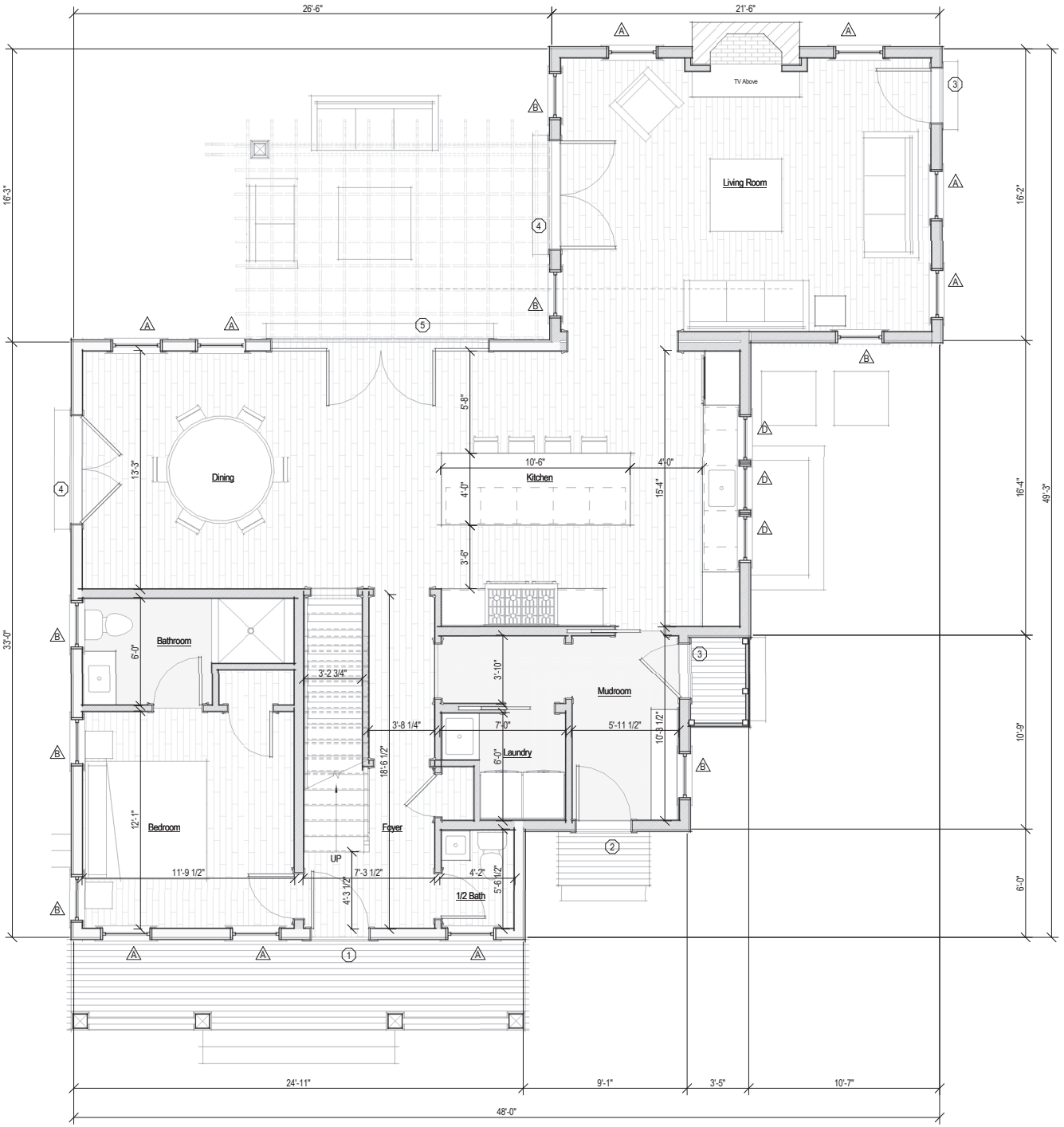
Single Hinged Door
1 Panel + 4 Lite SDL

Double Hinged Door
4 Lite SDL

Quad French Door
(4) 4 Lite SDL

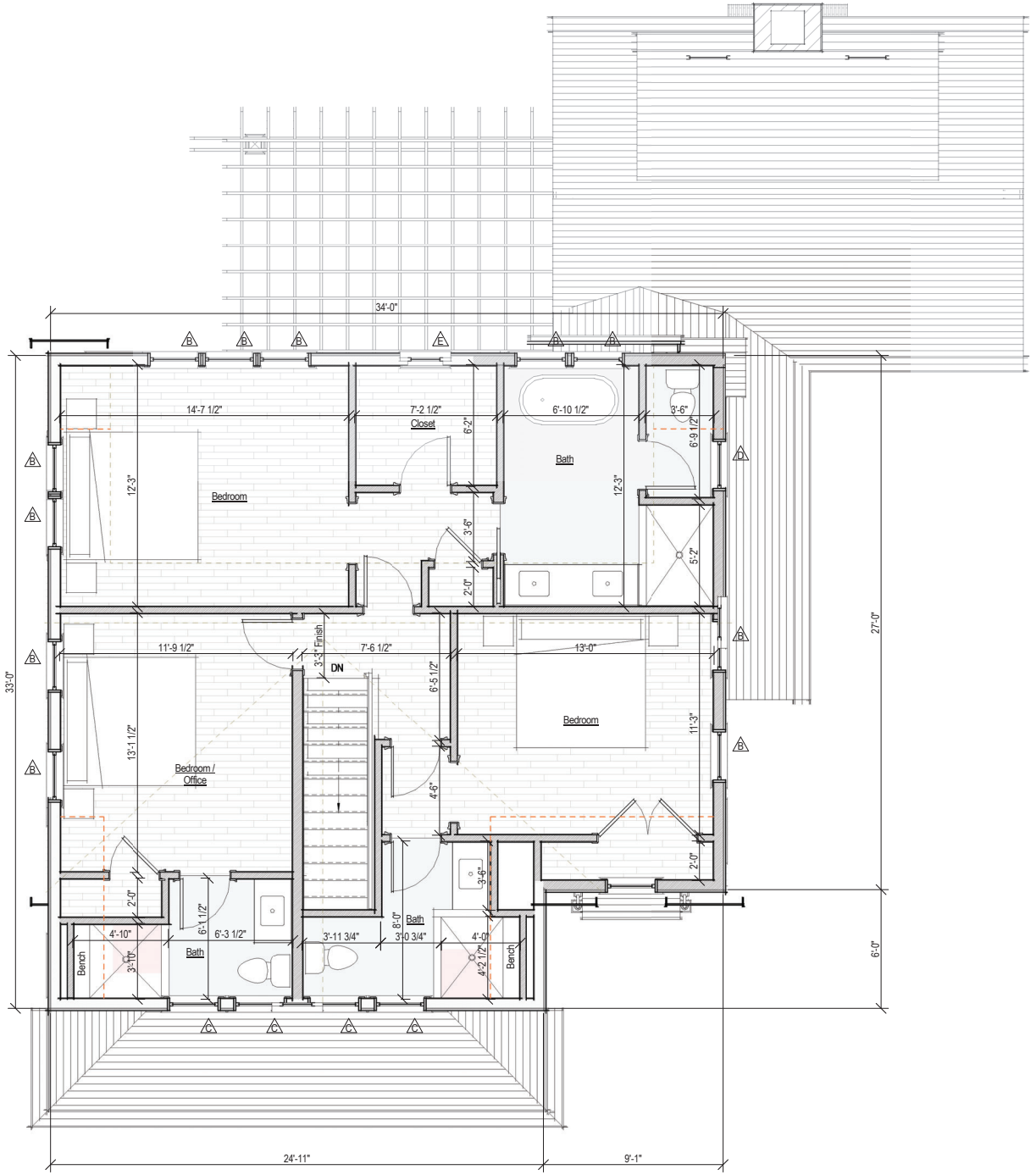
2 Exterior Window & Door Legend

1/4" = 1'-0"



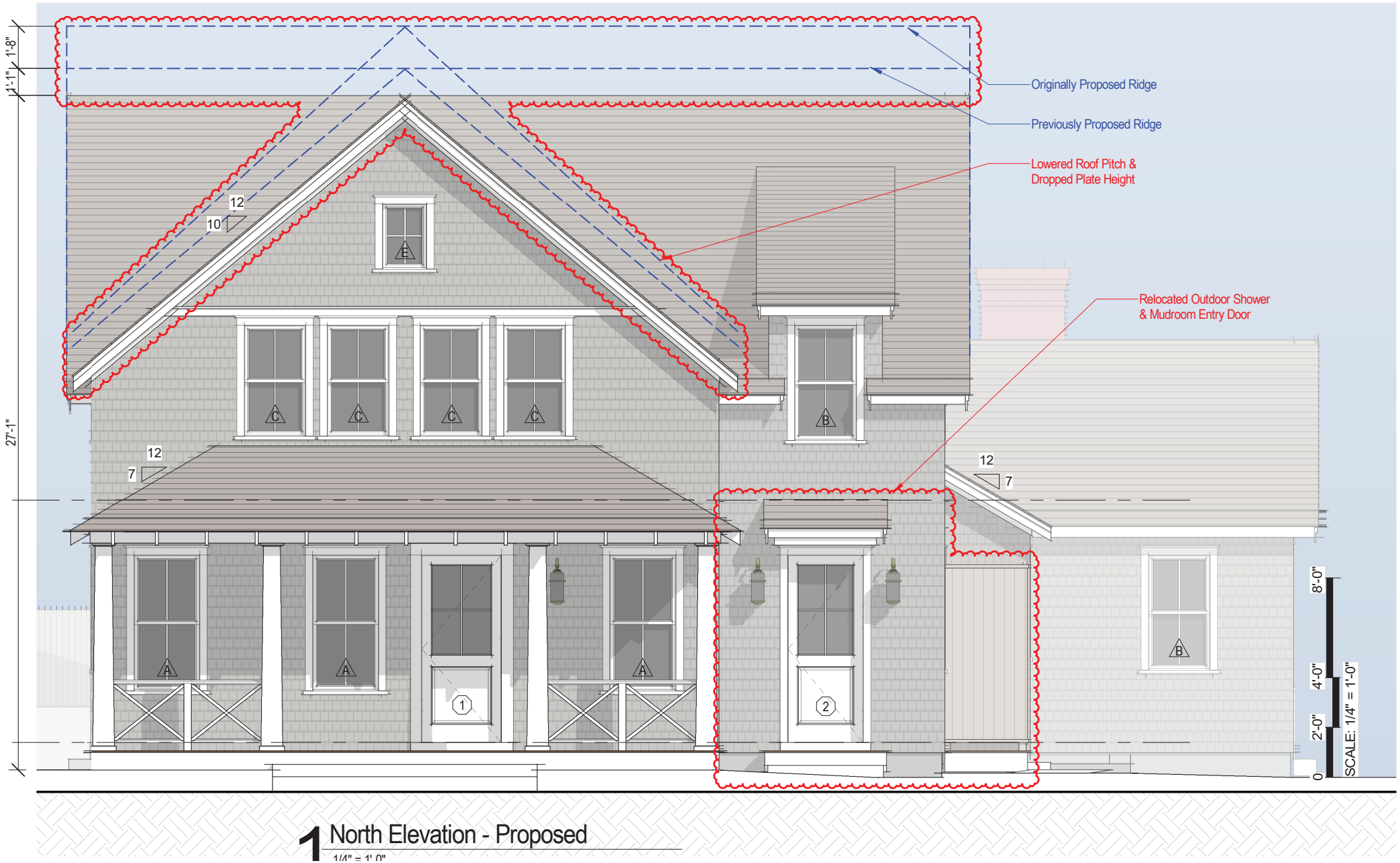
1 First Floor Plan - Proposed

1/4" = 1'-0"



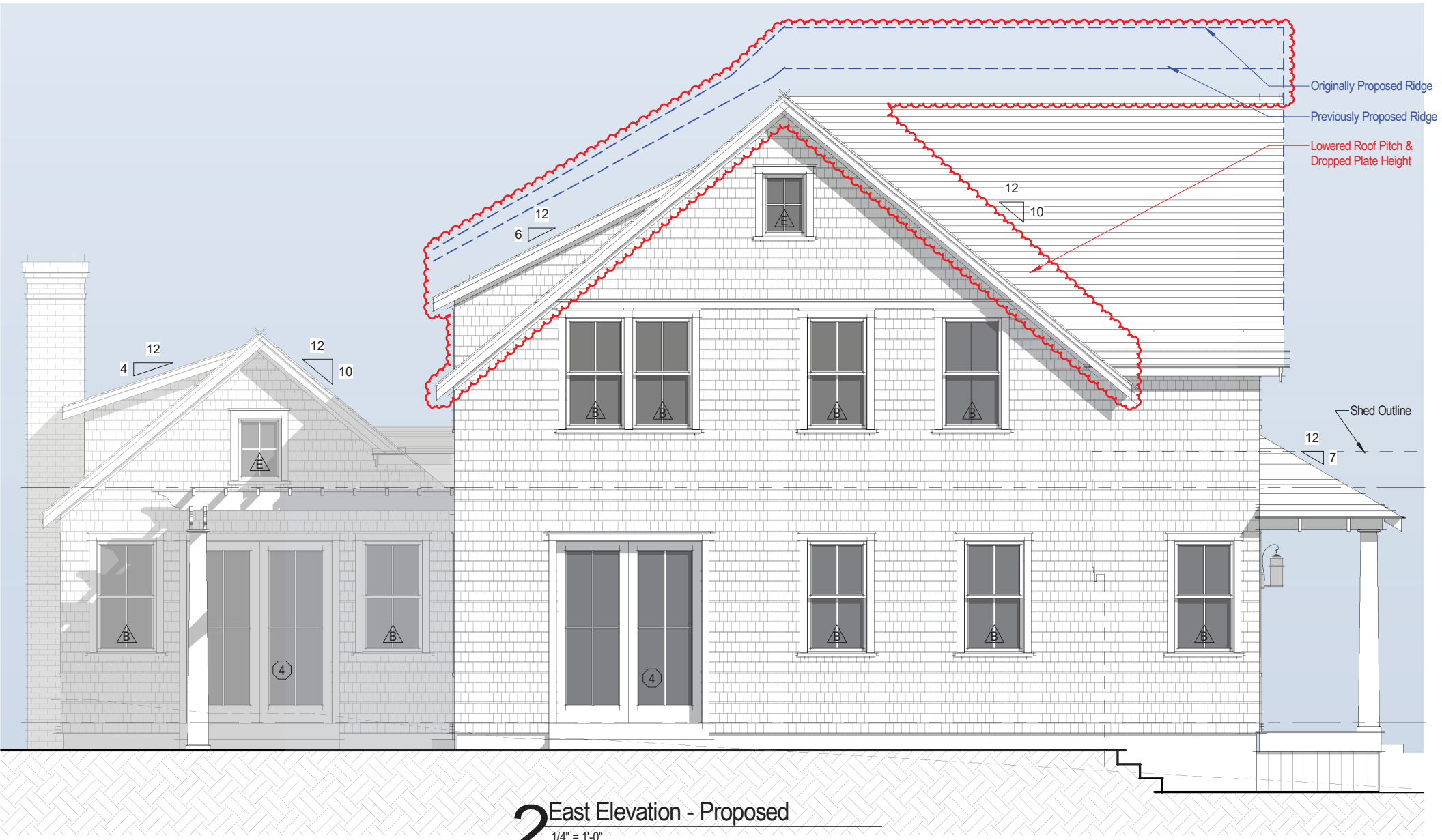
2 Second Floor Plan - Proposed

1/4" = 1'-0"



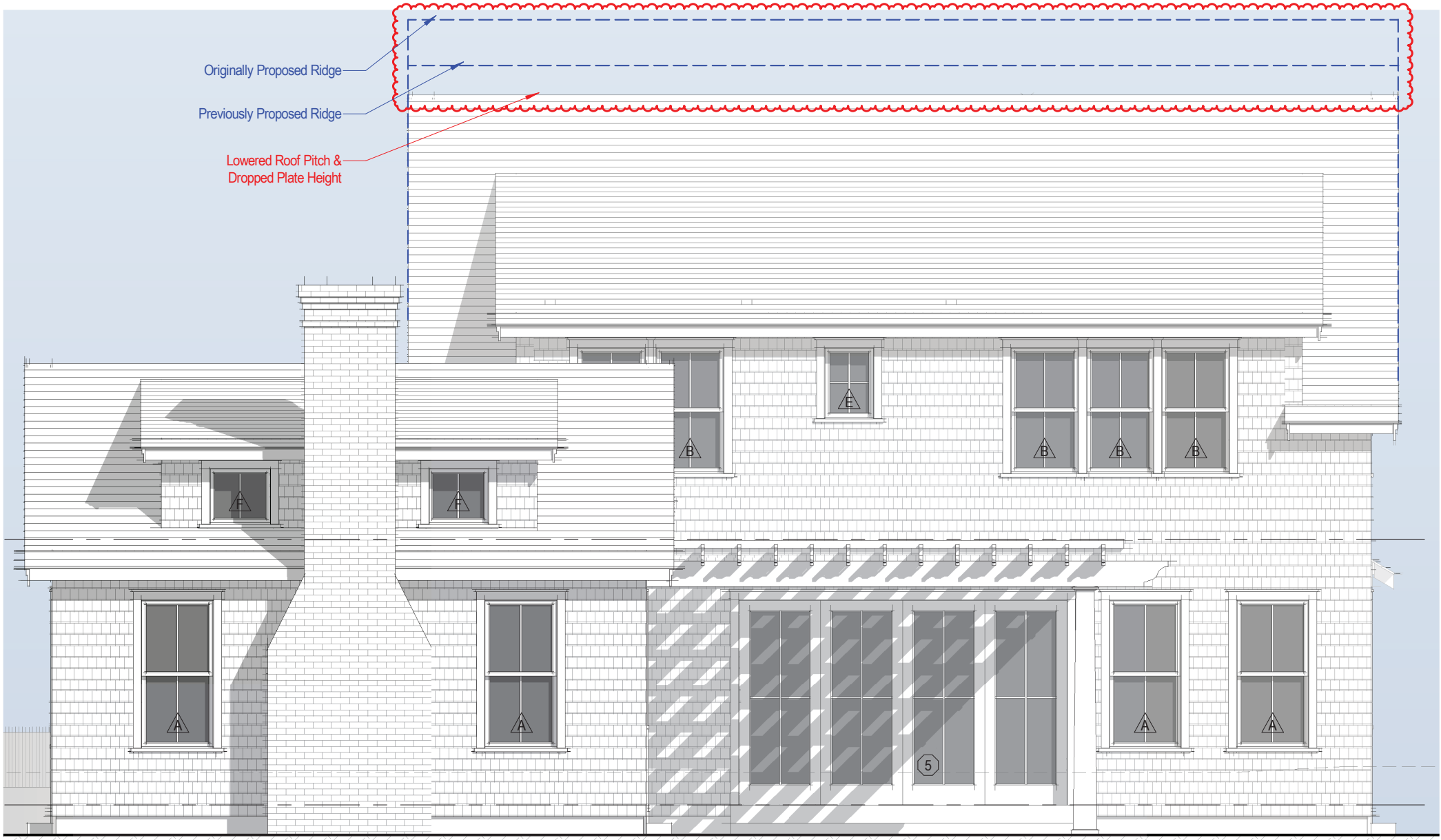
1 North Elevation - Proposed

1/4" = 1' 0"



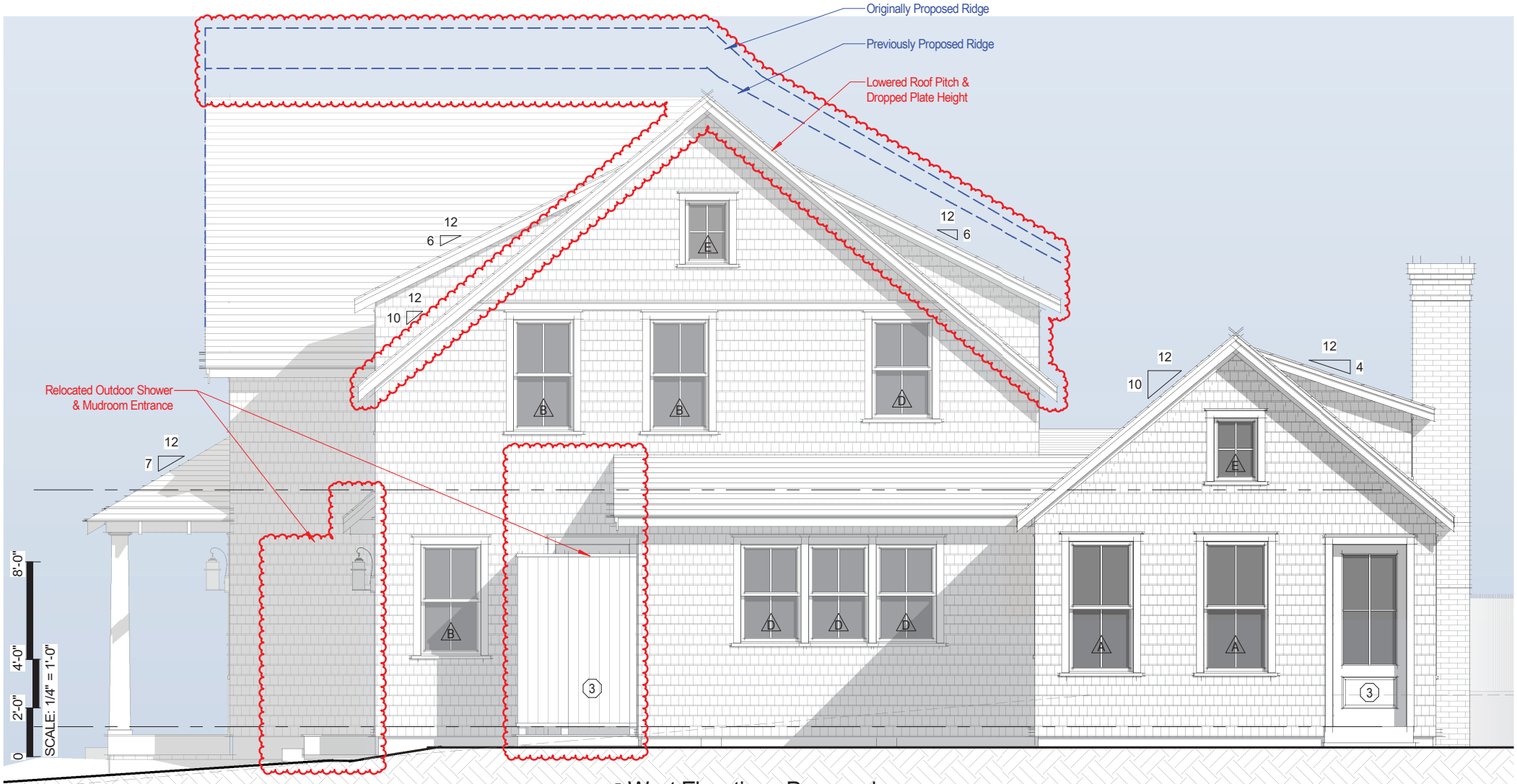
2 East Elevation - Proposed

1/4" = 1'-0"



3 South Elevation - Proposed

1/4" = 1'-0"



4 West Elevation - Proposed

1/4" = 1'-0"



12 Pilgrim Rd

Materials in Support of Revisions Submitted to HDC

September 19, 2024

12 Pilgrim Rd

Pre-Existing House (demolished)



12 Pilgrim Rd

Existing HDC Approvals (obtained by prior owner)



North Elevation



West Elevation



Site Plan

- Approval for new dwelling (Cert #HDC2023-05-8447) obtained by prior property owner
- Approved landscape plan includes a pool + spa
- Zoning shed approved (Cert #HDC2023-05-8450)
- Property sale closed in mid-May 2024

12 Pilgrim Rd

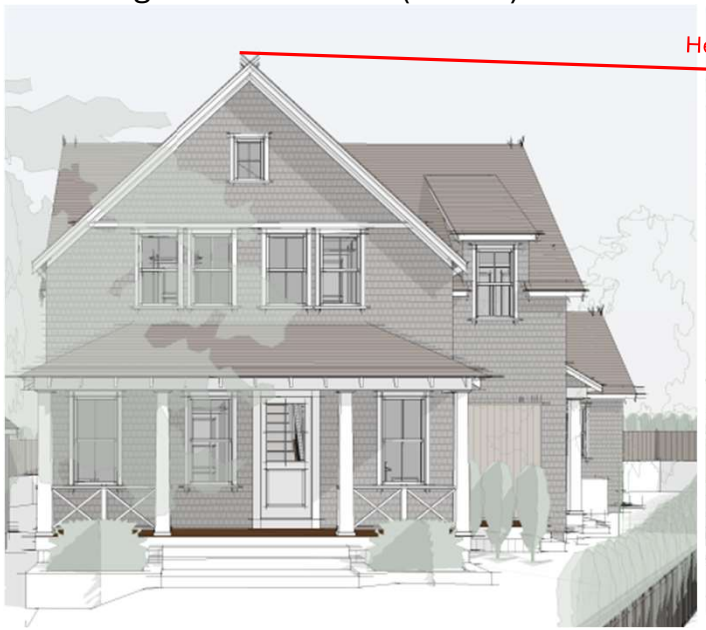
Current owner's submission (proposed elevations)



12 Pilgrim Rd

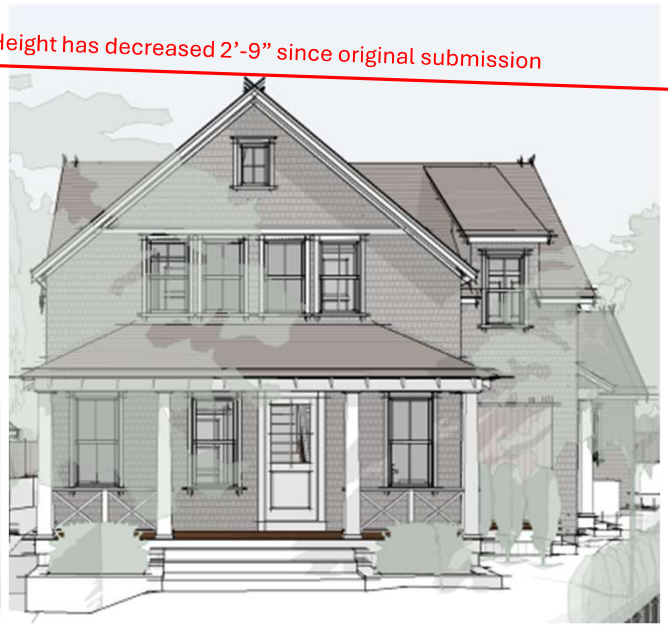
Current owner's submission

Original Submission (7/1/24)



29'-10" Ridge Height

Revisions Submitted on 8/22/24



28'-2" Ridge Height

Revisions Submitted on 9/19/24

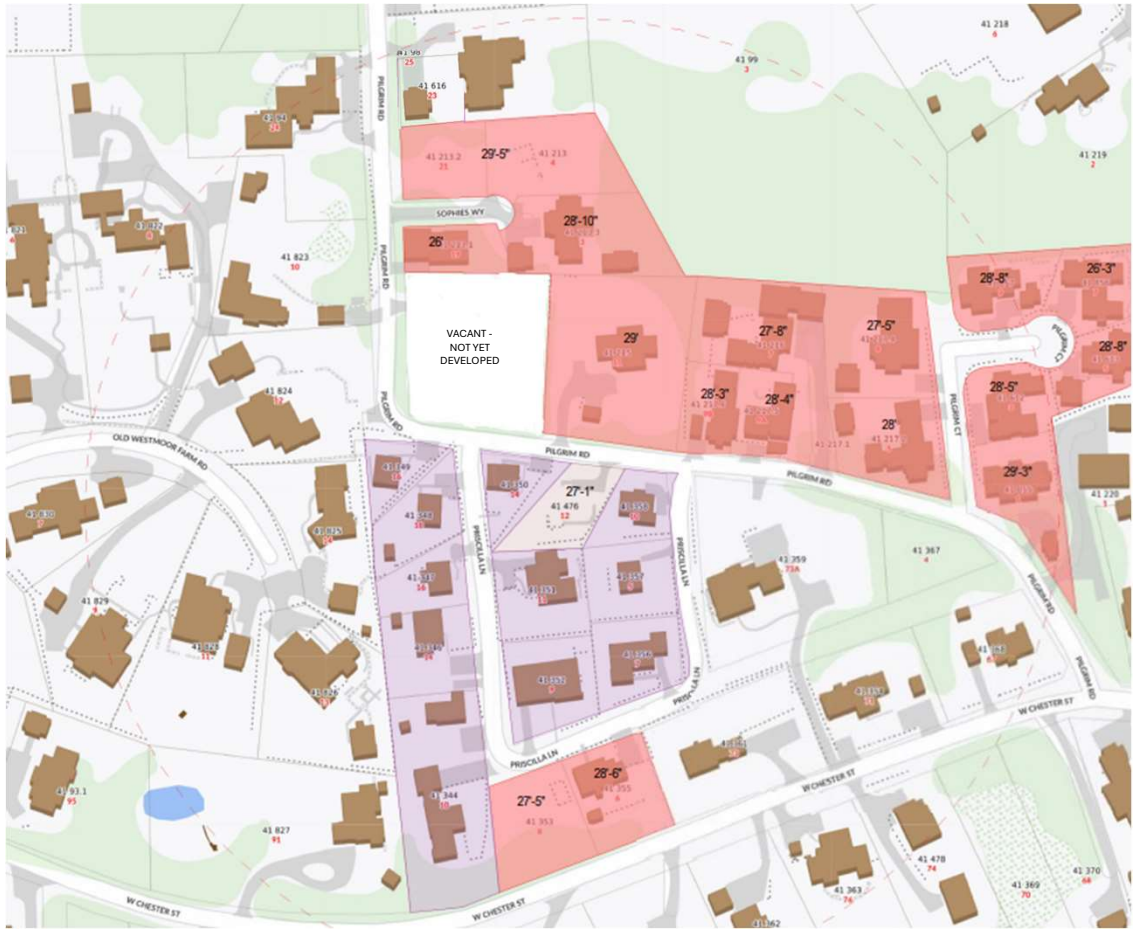


27'-1" Ridge Height

"I have one comment – thank you for no rocket ship … and it fits within the lot." – Ms. Holly Backus, 8/6/24 HDC Meeting
"I like the design … it's not that." – Ms. Abby Camp, 8/27/24 HDC Meeting
"Obviously this application is much more suitable in many ways – and really every way except we are still very concerned about the height." – Ms. Kristen Graham, 8/27/24 HDC Meeting

12 Pilgrim Rd

Neighborhood Overview



Height < 26’ Height ≥ 26’

- **52%** of surrounding homes are taller than the proposed ridge height (27’-1”), ranging from 27’-5” to 29’-5”
  - **Most prevalent** height on Pilgrim Rd is **28’ or above**
  - Only 3 of 11 homes on Pilgrim Rd are below 26’
  - The three homes across the street from 12 Pilgrim Rd **all exceed 28’**
  - Two homes on Priscilla Lane have heights **at or above 27’-5”**
- Average height of surrounding homes built or approved in the last 20 years is 28’
- Of surrounding homes built or approved since 2000:
  - 81% exceed 27’-1”
  - 94% are 26’ or higher

12 Pilgrim Rd

Neighborhood Overview (cont.)

21 Pilgrim Rd / 4 Sophies Way
(29’-5”)
New dwelling approved by HDC on 8/27/24

3 Sophies Way
(28’-10”)

11 Pilgrim Rd
(29’-0”)
Directly across street

1 Pilgrim Ct (29’-3”)
3 Pilgrim Ct (28’-5”)
5 Pilgrim Ct (28’-8”)
7 Pilgrim Ct (26’-3”)
8 Pilgrim Ct (27’-5”)
9 Pilgrim Ct (28’-8”)

5 Pilgrim Rd (28’-0”)

19 Pilgrim Rd
(26’-0”)



7 Pilgrim Rd (27’-8”)

9B Pilgrim Rd (28’-4”)
Across street
9A Pilgrim Rd (28’-3”)
Across street

15-17 Pilgrim Rd
Listed for Sale - Pending Development

- **The three homes across the street have heights of 29’-0”, 28’-3” and 28’-4”**
- **The home directly across the street (11 Pilgrim Rd) is 29’-0” tall**

12 Pilgrim Rd

Homes Across the Street



11 Pilgrim Rd
Height: 29’-0”
Year Built: 1983
1st Flr Living Area(1): 1,476 sq ft



9A Pilgrim Rd
Height: 28’-3”
Year Built: 2018
1st Flr Living Area : 1,913 sq ft



9B Pilgrim Rd
Height: 28’-4”
Year Built: 2018
1st Flr Living Area : 1,994 sq ft

All three homes across the street on Pilgrim Rd exceed 28’

(1) 1st Floor Living Areas shown in presentation are approximates based on Vision Government Solutions website for Town of Nantucket, MA.

12 Pilgrim Rd

Homes on Priscilla Lane



6 Priscilla Lane
Height: 28’-6”
Year Built: 2002
1st Flr Living Area: 1,368 sq ft



8 Priscilla Lane
Height: 27’-5”
Year Built: 2024
1st Flr Living Area: 1,313 sq ft

HDC Minutes for December 6, 2022, adopted Dec. 20

18. Gardner MacDonald **10-7265**	8 Priscilla Lane	New dwelling	41/353	Val Oliver

Voting	Pohl, Welch, Coombs, Camp, Dutra
Alternates	Thornewill, Patten
Recused	Oliver
Documentation	Architectural elevation plans, site plan, photos, historic documents, and advisory comments.
Representing	Val Oliver, V. Oliver Design
Public	None
Concerns (6:00)	**Oliver** – Presented project with black trim, roof, and doors. Asked permission to move the cellar stairs to the other side.
	Backus – This is infill within OHD. Doesn’t think it will be visible and blend in.
	No concerns.
Motion	**Motion to Approve through staff with the cellar stairs moved to the west elevation. (Coombs)**
Roll-call vote	Carried 5-0//Dutra, Camp, Welch, Coombs, and Pohl-aye Certificate # **HDC2022-10-7265**

8 Priscilla Lane was unanimously approved by the HDC on 12/6/22 at 27’-5” with “No concerns”

12 Pilgrim Rd

Summary

Address	Year Built[1]	Height
21 Pilgrim Rd / 4 Sophies Way	TBC	29'5"
1 Pilgrim Ct	2014	29'3"
11 Pilgrim Rd	1983	29'0"
3 Sophies Way	2019	28'10"
5 Pilgrim Ct	2011	28'8"
9 Pilgrim Ct	2012	28'8"
6 Priscilla Lane	2002	28'6"
3 Pilgrim Ct	2013	28'5"
9B Pilgrim Rd	2018	28'4"
9A Pilgrim Rd	2018	28'3"
5 Pilgrim Rd	2018	28'0"
7 Pilgrim Rd	2020	27'8"
8 Priscilla Lane	2024	27'5"
8 Pilgrim Ct	2016	27'5"
12 Pilgrim Rd (proposed)	**TBC**	**27'1"**
7 Pilgrim Ct	2011	26'3"
19 Pilgrim Rd	2014	26'0"
5 Priscilla Lane	1976	<26'
7 Priscilla Lane	1967	<26'
9 Priscilla Lane	1972	<26'
10 Priscilla Lane	1963	<26'
11 Priscilla Lane	1979	<26'
14 Priscilla Lane	2004	<26'
16 Priscilla Lane	1975	<26'
18 Priscilla Lane	1975	<26'
10 Pilgrim Rd	1988	<26'
14 Pilgrim Rd	1975	<26'
16 Pilgrim Rd	1988	<26'

Address	Year Built[1]	First Floor SQFT
7 Pilgrim Rd	2020	2,614
21 Pilgrim Rd / 4 Sophies Way	TBC	2,432
8 Pilgrim Ct	2016	2,382
5 Pilgrim Rd	2018	2,258
3 Pilgrim Ct	2013	2,044
3 Sophies Way	2019	2,010
1 Pilgrim Ct	2014	1,996
9B Pilgrim Rd	2018	1,994
9 Priscilla Lane	1972	1,990
9A Pilgrim Rd	2018	1,913
10 Priscilla Lane	1963	1,902
9 Pilgrim Ct	2012	1,789
7 Pilgrim Ct	2011	1,708
19 Pilgrim Rd	2014	1,669
5 Pilgrim Ct	2011	1,648
11 Pilgrim Rd	1983	1,476
12 Pilgrim Rd (proposed)	**TBC**	**1,472**
7 Priscilla Lane	1967	1,460
11 Priscilla Lane	1979	1,400
6 Priscilla Lane	2002	1,368
8 Priscilla Lane	2024	1,313
14 Priscilla Lane	2004	1,200
10 Pilgrim Rd	1988	1,080
14 Pilgrim Rd	1975	832
5 Priscilla Lane	1976	792
16 Pilgrim Rd	1988	780
16 Priscilla Lane	1975	768
18 Priscilla Lane	1975	768

Proposed design is not an outlier in the neighborhood based on ridge height or footprint square footage

(1) Year built data per Vision Government Solutions website for Town of Nantucket, MA.

ADDRESS: 48 York St.
DATE HEARD: 7/30/2024
SITTING BOARD: Ray P., Steve W., Angus M., Joe P., Connie P.

Historic District Commission

OLD BUSINESS CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be included with your Old Business Submission.

*Refer to the Zoom Meeting HDC Submission Policies and Procedures effective September 15, 2020:
https://www.nantucket-ma.gov/DocumentCenter/View/37689/Zoom-Meeting-HDC-Submission-Policies-and-Procedure-effective-September-15-2020-PDF

If your application was HOLD FOR REVISIONS:

✓	Date submitted to 2 Fairgrounds Road: 9/19/24
✓	Address & HDC Case Number (ie HDC2020-05-0265): 48 York St. HDC 2024-07-10745
✓	Copy of Minutes (application item circled) N/AVAILABLE
✓	Reduced (8 ½ x 11) copy of application
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	One copy of additional information requested by Commission- if applicable (i.e. pictures, FEMA flood Certificate, etc.) SITE VIEW, CONTEXT, MOVE AWAY FROM GAMBREL, REAR DORMER, TOP OF PLATE / DECK OF FIRST FLOOR
✓	Four (4) Large sets of scaled plans (3/16" or ¼" scale) (circle all that apply) a. Site Plan b. North Elevation c. South Elevation d. East Elevation e. West Elevation f. Window/Door Schedule
✓	One set reduced plans: 8 ½ x11
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
✓	Submit documents to PLUS at 2 Fairgrounds Road
✓	Signed Affidavit: see below

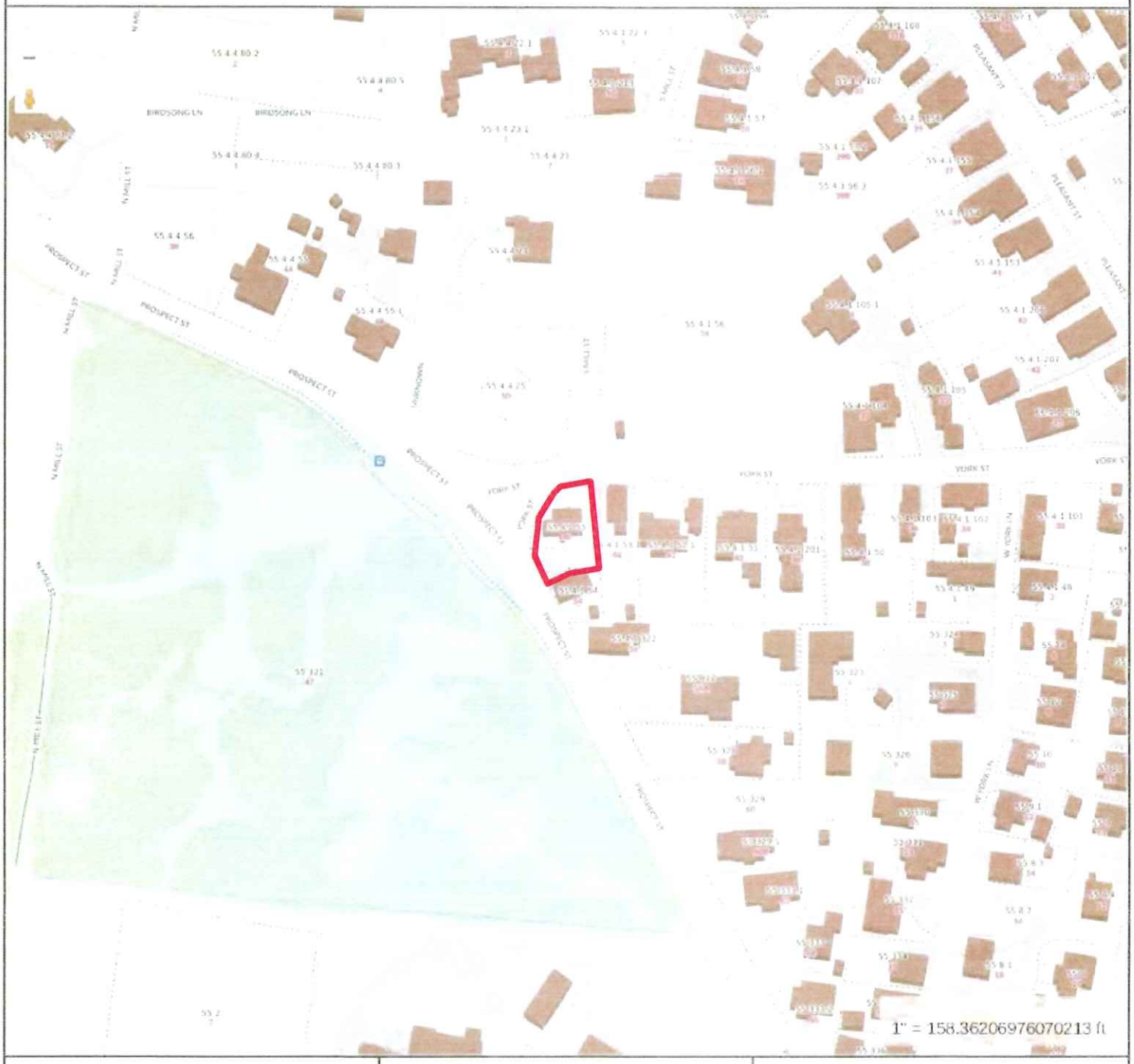
HOLD FOR A VIEW	IF YOUR APPLICATION WAS "HOLD FOR A VIEW" A. HDC case number: B. Copy of Minutes (application item circled) C. ONE SET OF PICTURES REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.
HOLD TO TRACK	IF YOUR APPLICATION WAS "HOLD TO TRACK" A. HDC case number: B. Copy of Minutes (application item circled) REMINDER- in order to appear on the Agenda, applicants must: 1. Each of the foregoing documents (including this checklist) MUST BE scanned in a single PDF to hdcsubmissions@nantucket-ma.gov 2. Submit hard copy of submission to PLUS at 2 Fairgrounds Road. Failure to submit and email the required documents for an Old Business meeting MAY result in review delays.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Old Business submission

I hereby acknowledge that I have read the Nantucket Historic District Commission submission policies effective September 15, 2020. Furthermore, I confirm that the requirements for an Old Business submission have been met.

Signature: Victoria P Ewing Date: 9/19/24



Property Information

Property ID	55 4 1 55
Location	48 YORK ST
Owner	GILES GREGORY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

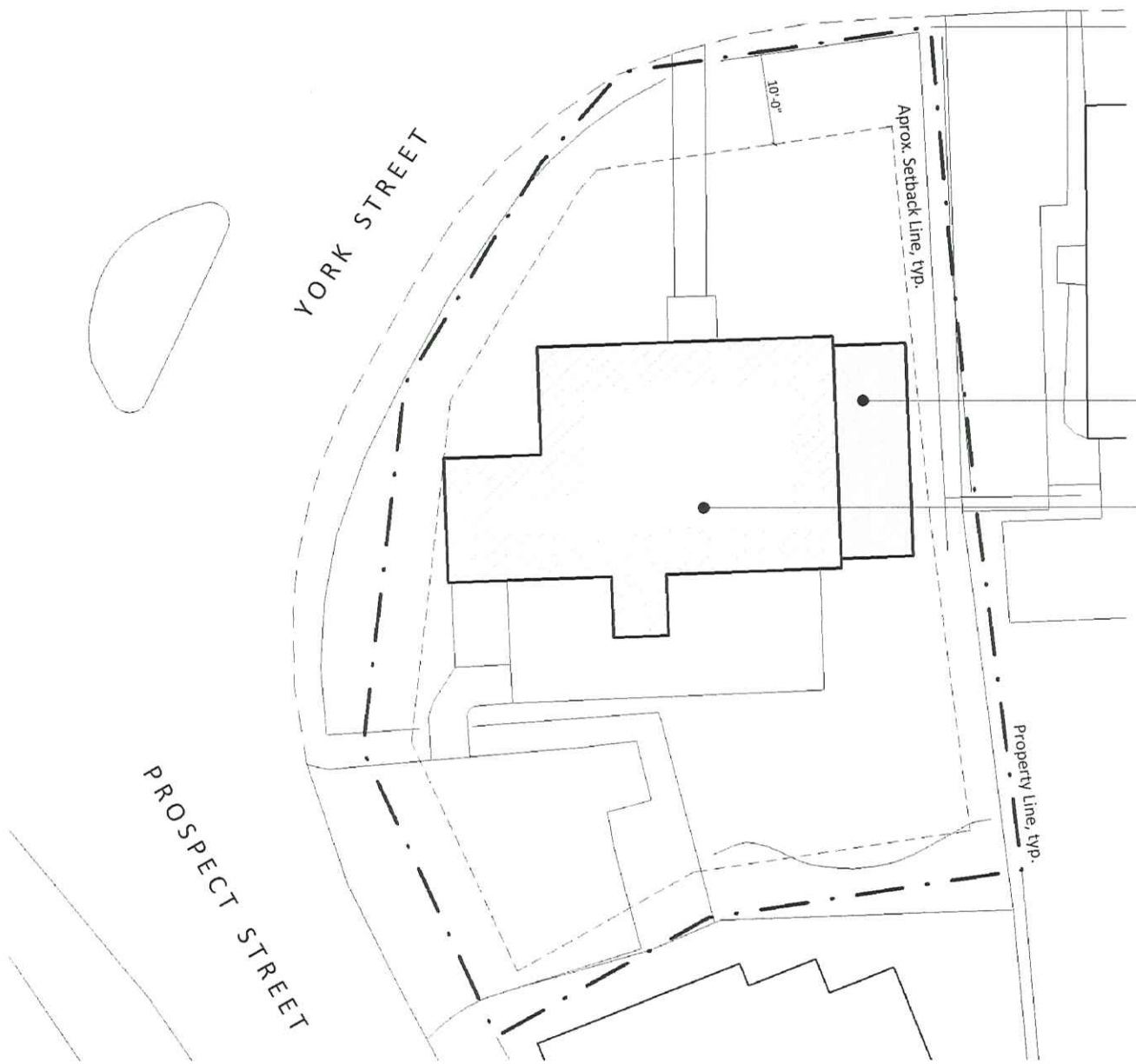


Google Map - Aerial View



Street Views





2 Site plan

1" = 10'-0"

48 York Street / New Addition

Cover Page

Sheet List

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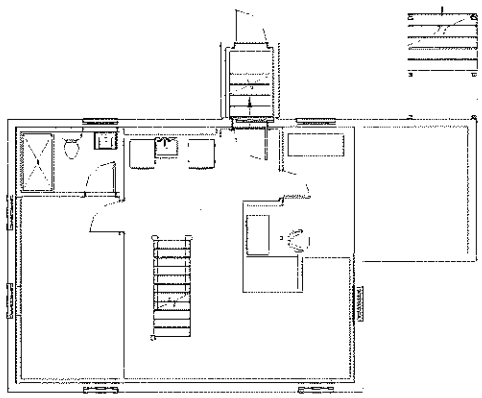
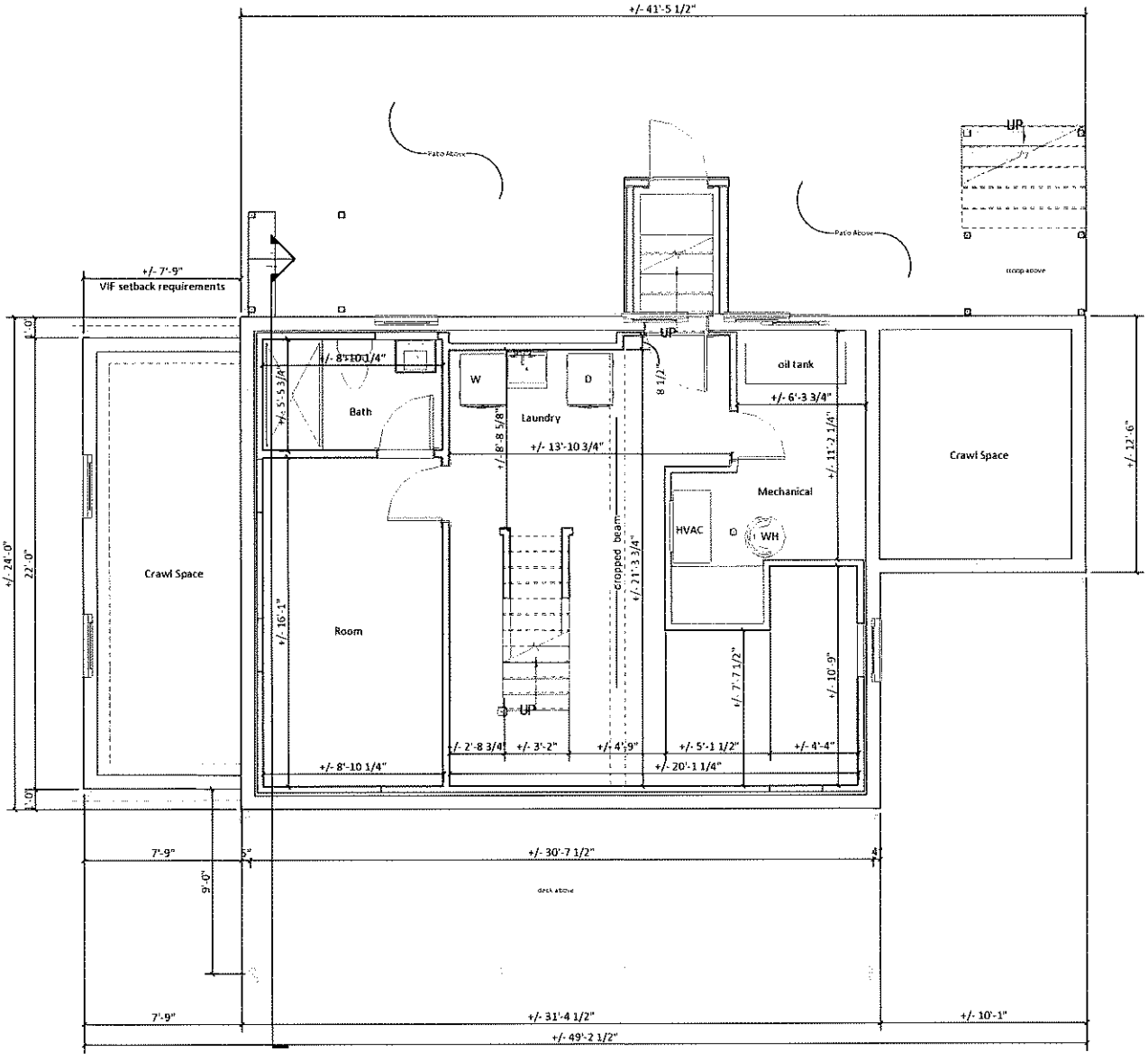
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views



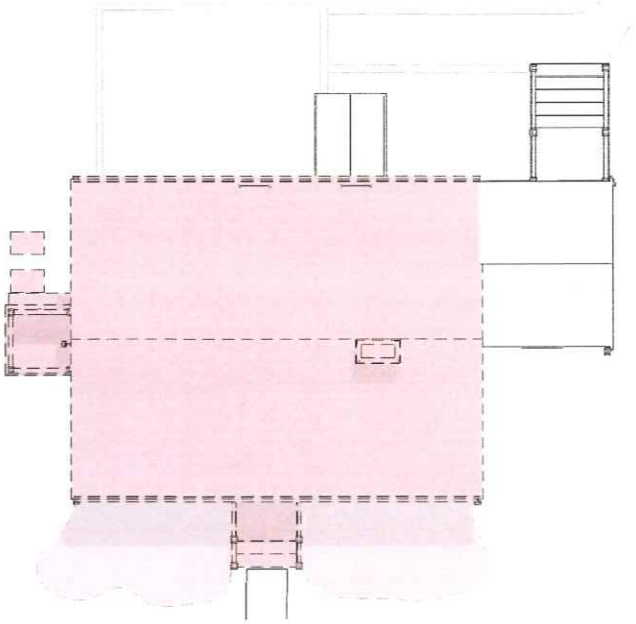
1e Basement Floor Plan - Existing / Demo

1/8" = 1'-0"



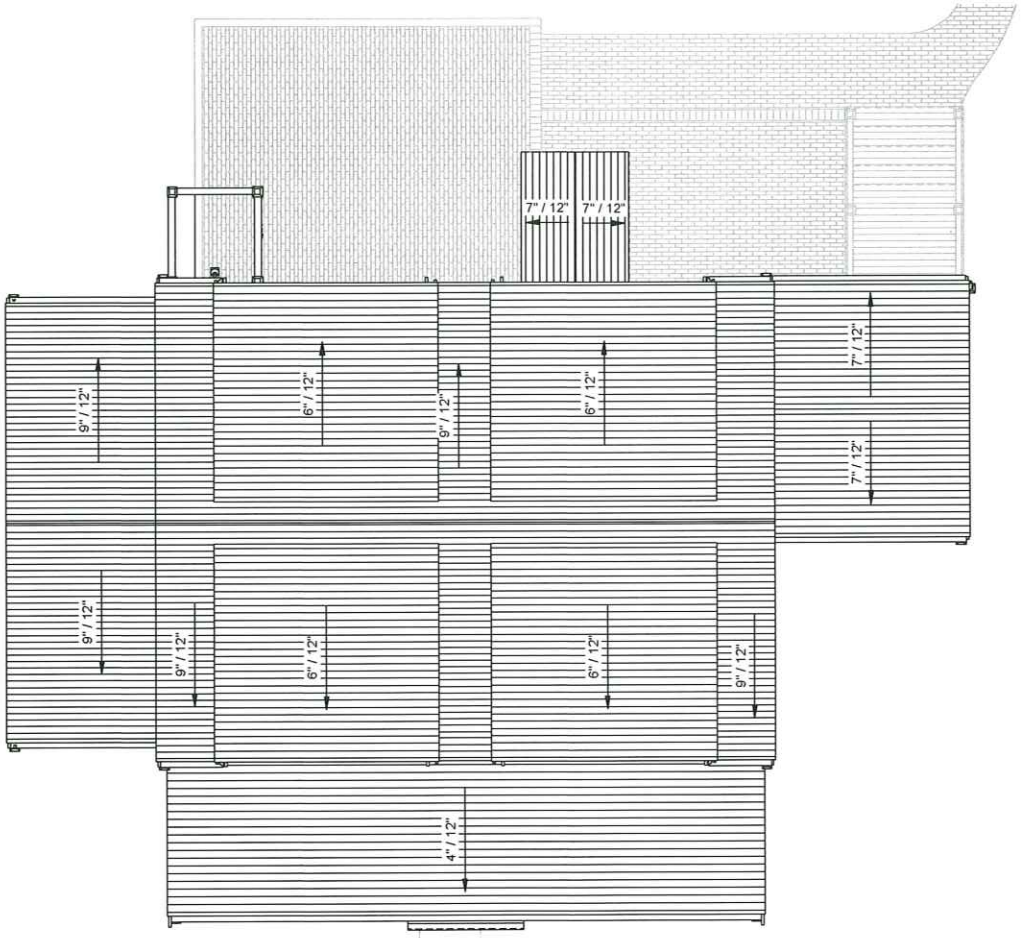
1 Basement Floor Plan

1/4" = 1'-0"



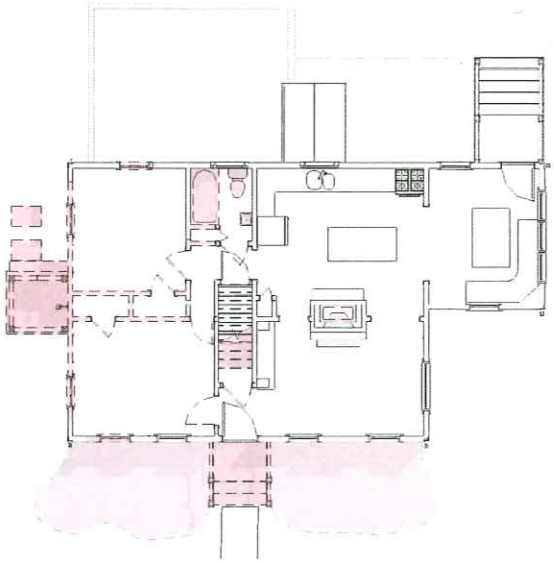
2e Roof Plan - Existing / Demo

1/8" = 1'-0"



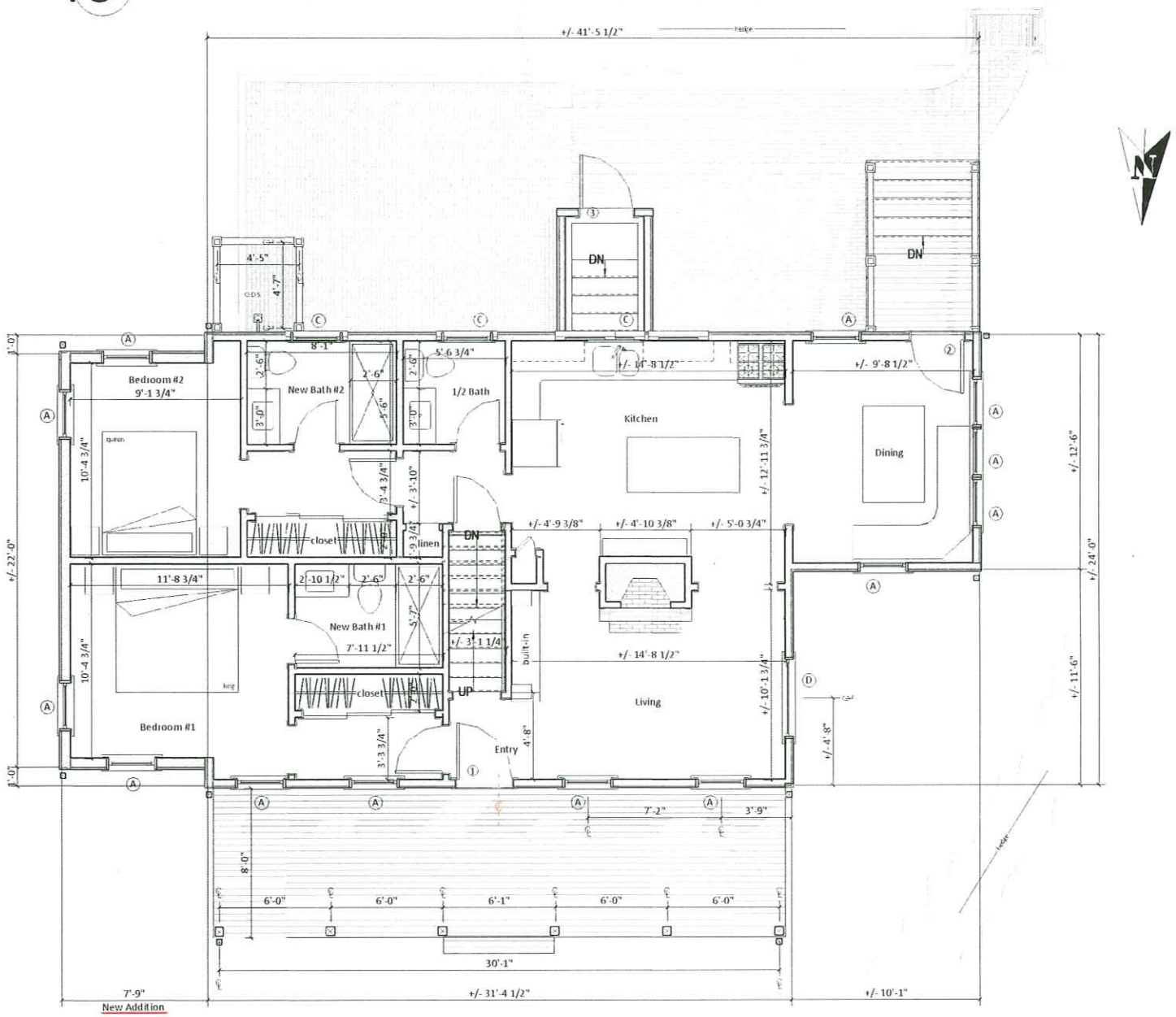
2 Roof Plan

3/16" = 1'-0"



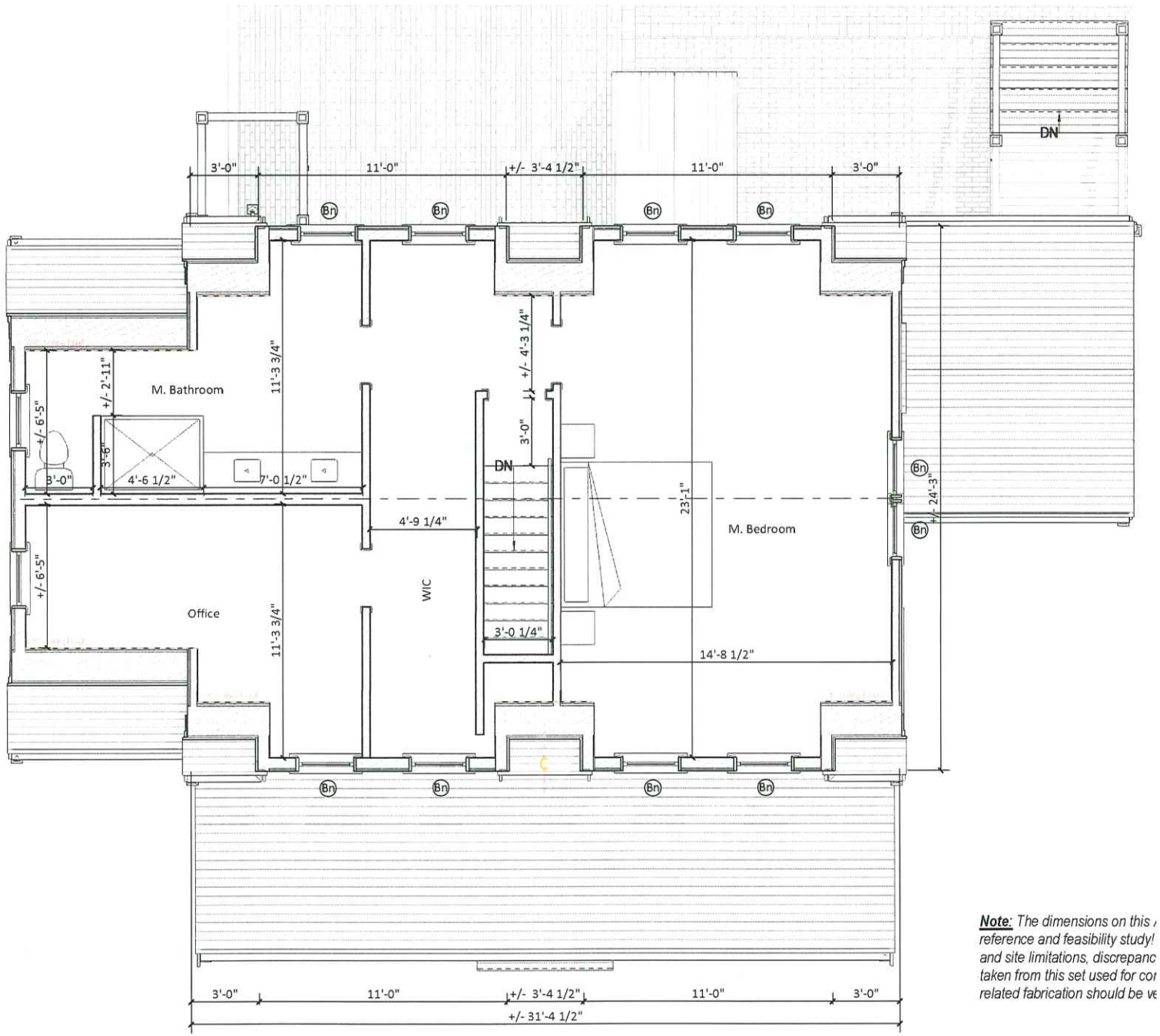
1e First Floor Plan - Existing / Demo

1/8" = 1'-0"



1 First Floor Plan

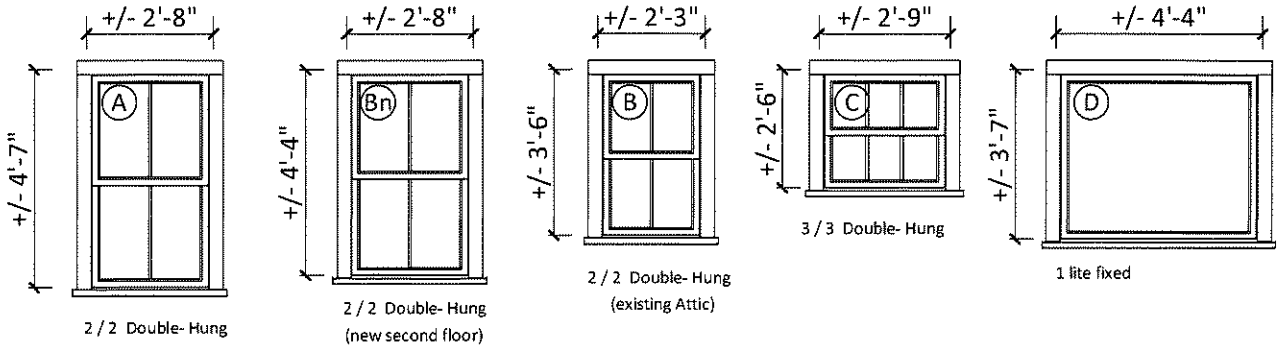
1/4" = 1'-0"



Note: *The dimensions on this a reference and feasibility study! and site limitations, discrepanc taken from this set used for co related fabrication should be ve*

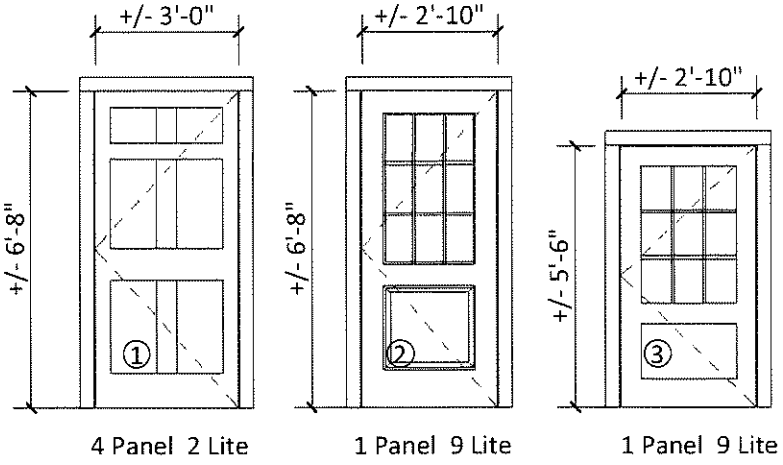
2 Second Floor Plan

1/4" = 1'-0"



3 Window Legend

1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
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D	1	4'-4"	3'-7"

Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verifl cation in field is required prior to any construction work or window / door order!*

4 Door Legend

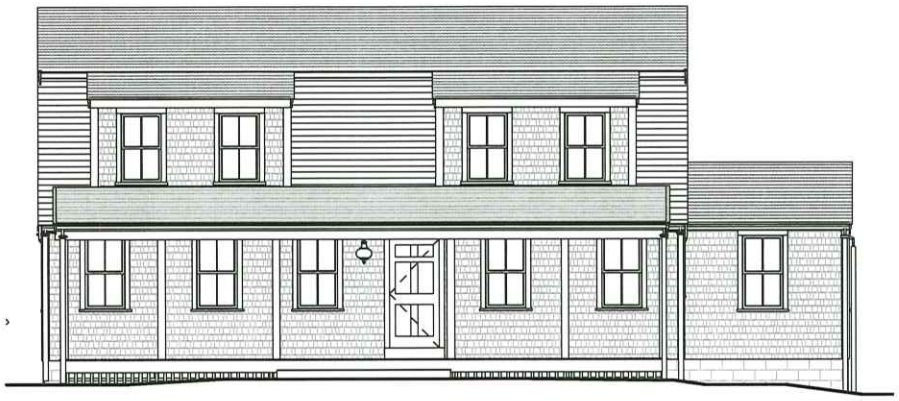
1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
1	1	3'-0"	6'-8"
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



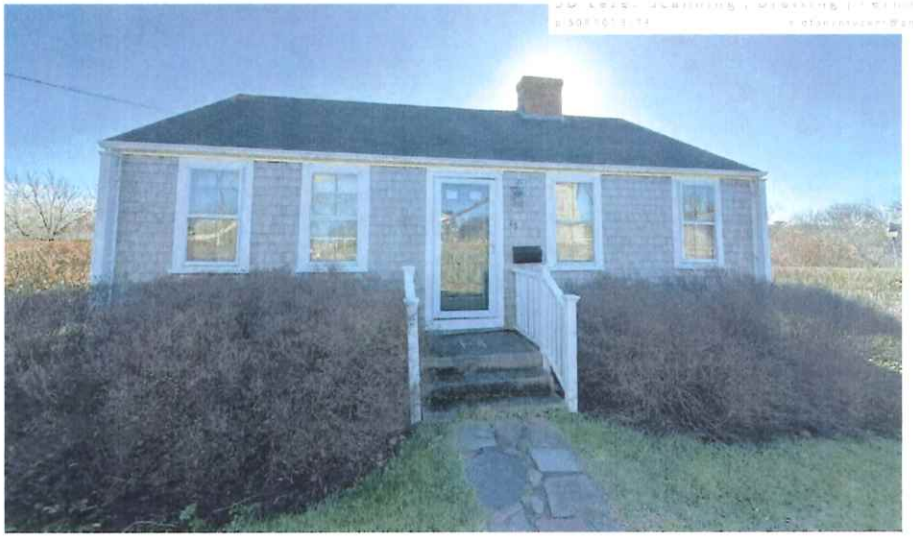
1 Proposed North Elevation

1/4" = 1'-0"



1p Previous North Elevation

1/8" = 1'-0"

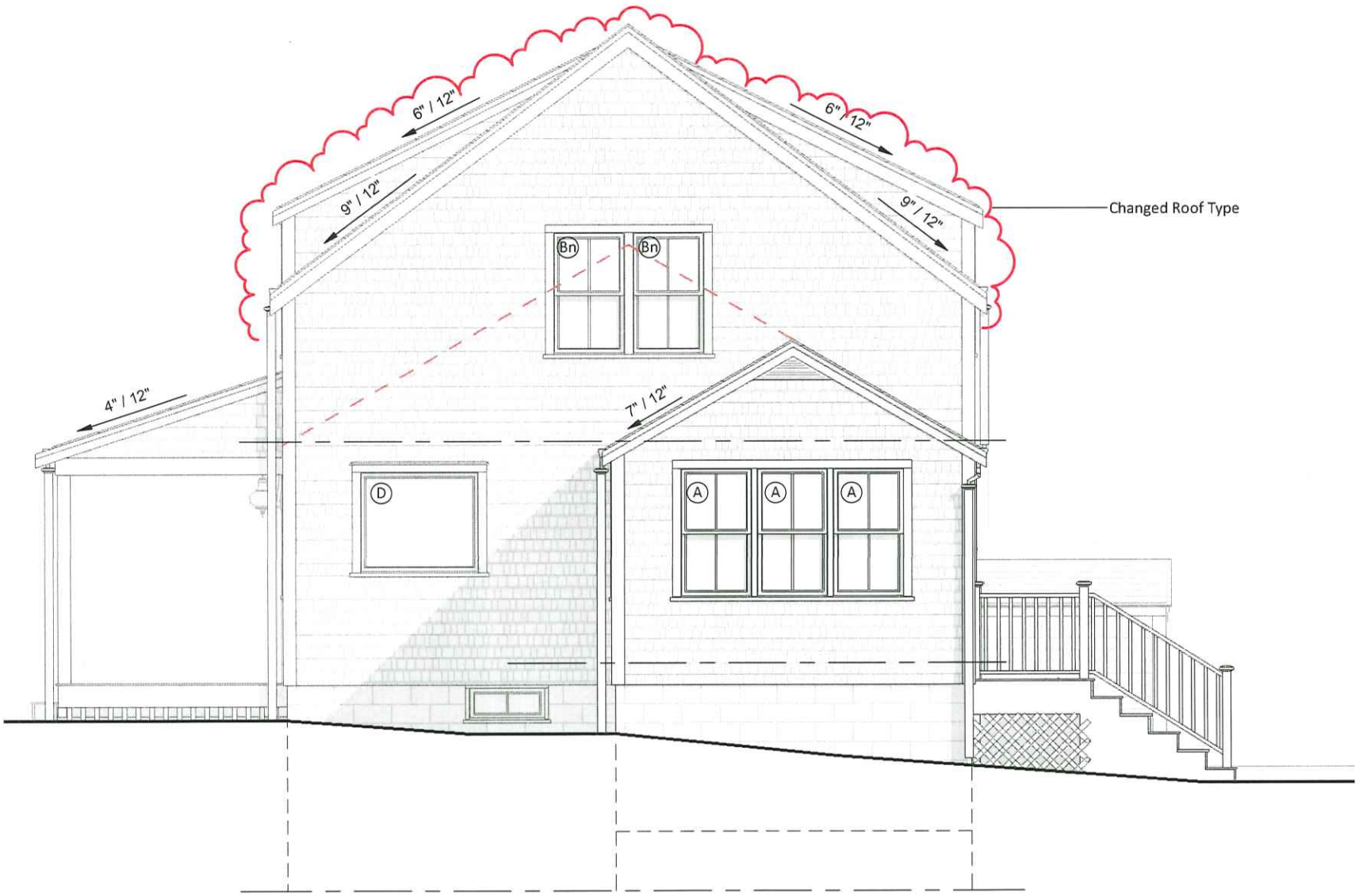


Existing North



1e Existing/Demo North Elevation

1/8" = 1'-0"



2 Proposed West Elevation

1/4" = 1'-0"



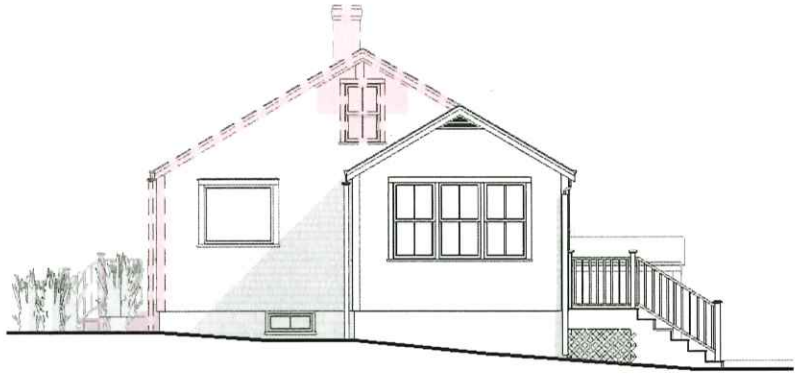


Existing West



2p Previous West Elevation

1/8" = 1'-0"



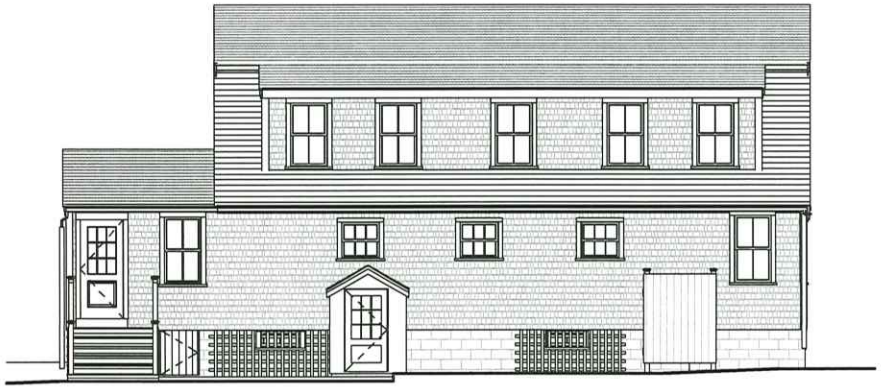
2e Existing/Demo West Elevation

1/8" = 1'-0"



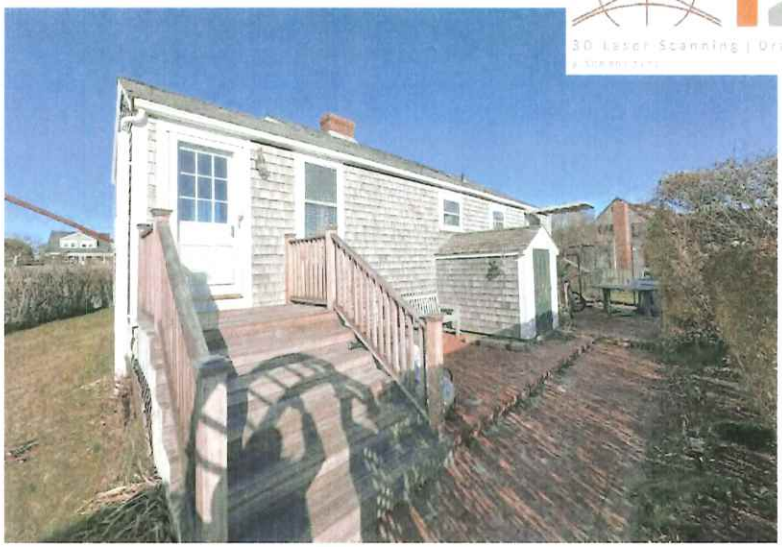
1 Proposed South Elevation

1/4" = 1'-0"

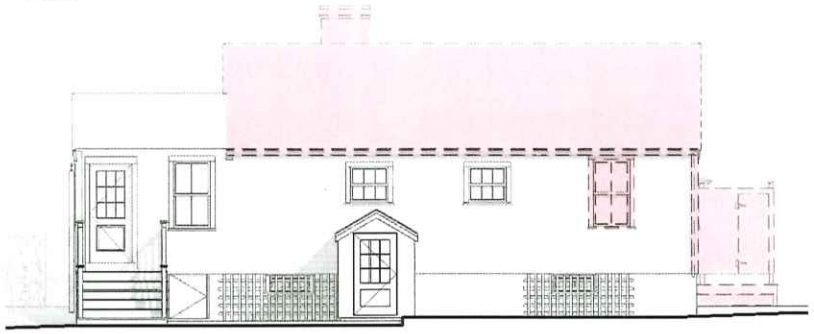


1p Previous South Elevation

1/8" = 1'-0"



Existing South



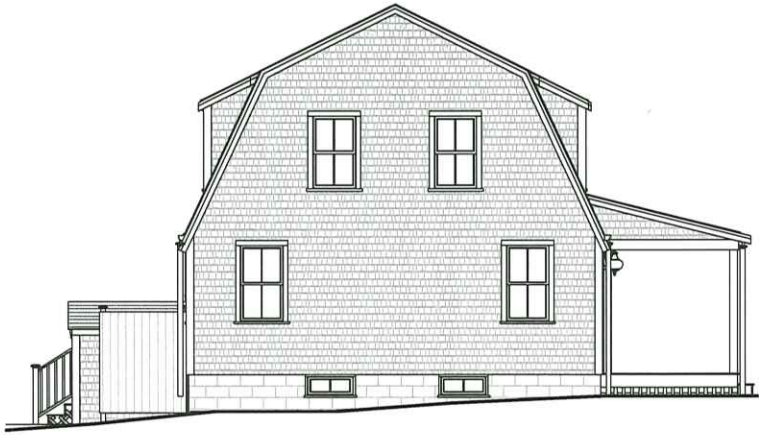
1e Existing/Demo South Elevation

1/8" = 1'-0"



2 Proposed East Elevation

1/4" = 1'-0"

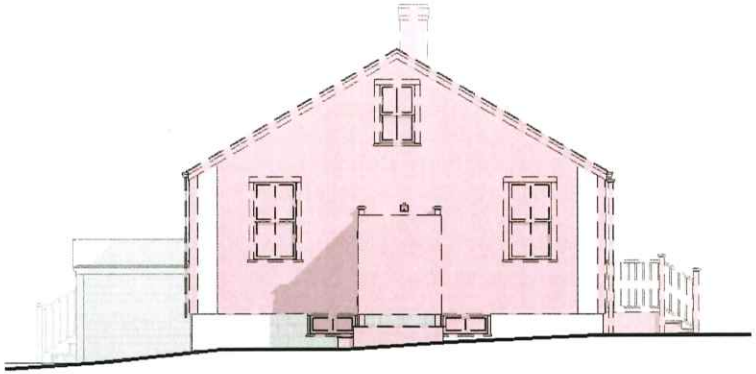


2p Previous East Elevation

1/8" = 1'-0"



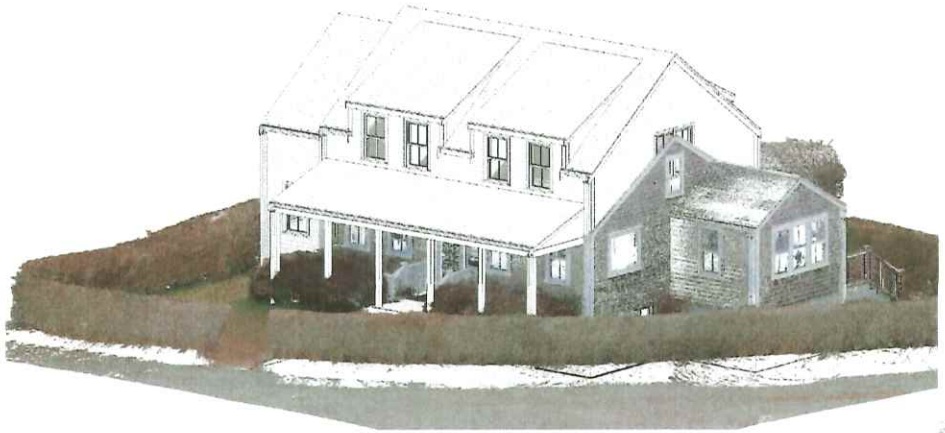
Existing East



2e Existing/Demo East Elevation

1/8" = 1'-0"

48 York Street / New Addition



3D Scan & 3D Model / Existing Conditions - 1



3D Model / Existing Conditions



3D Scan & 3D Model / Existing Conditions - 2



3D Scan & 3D Model / Existing Conditions - 3

48 York Street / New Addition

3D Views

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A-101	Floor Plans
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A-202	Exterior Elevations
L-101	3D Views

Property & Zonning info

District - R-1
Min. Lot Size - 5,000 sq ft
Frontage - 50 ft
Ground Cover Ratio - 30 %
Front Setback - 10 ft
Side & Rear Setback - 5 ft & 5 ft

Map & Parcel - 55-4-1 / 55
Lot Area - ± 5,783 sq ft
Allowable G.C. - ± 1,735 sq ft
Existing G.C. - ± 908 sq ft
Available G.C. - ± 827 sq ft

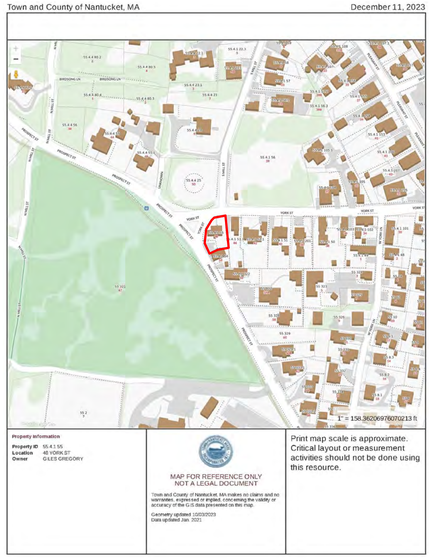
Note: The information presented as text and/or drawings is taken from the Nantucket GIS record. It serves only as a general design guide and project location/ verification from Registered Land Surveyor is required prior to any construction work!

Revisions

HDC Submission 09.19.2024

L-103

48 York Street / New Addition

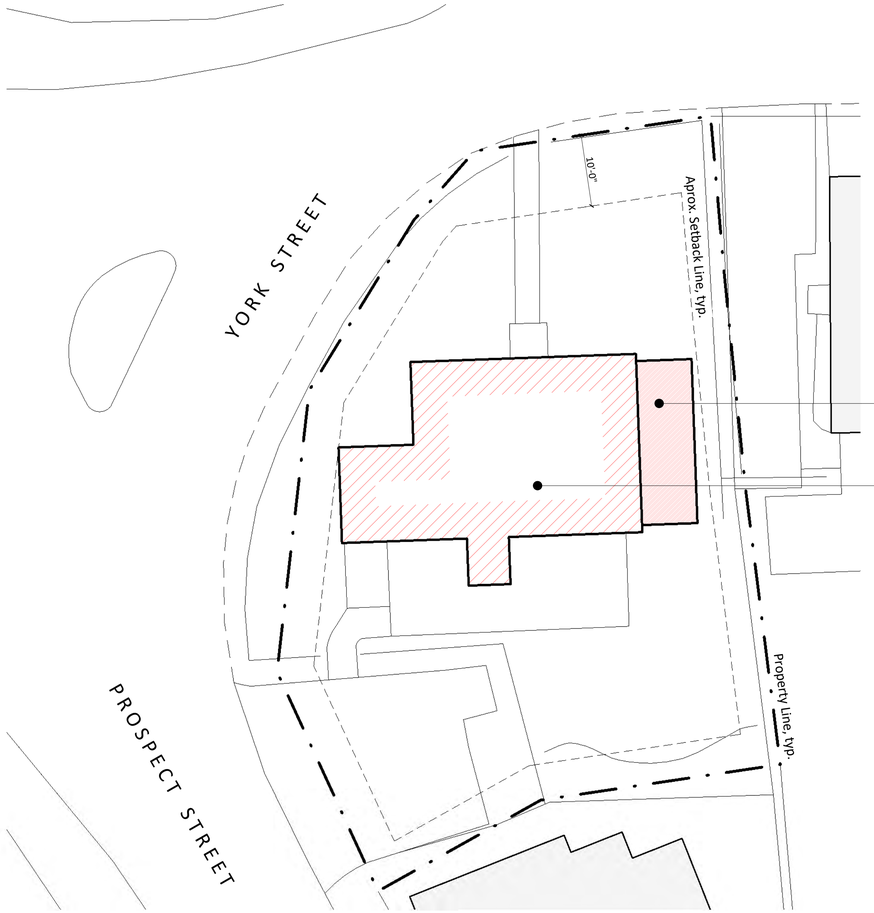


1 Locus Map

Not to Scale



Google Map - Aerial View



2 Site plan

1" = 10'-0"

Street Views





3 3D Scan & 3D Model

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e. dtananytucket@gmail.com

48 York Street / New Addition

Cover Page

Sheet List

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A-101	Floor Plans
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Revisions

HDC Submission 09.19.2024

L-101

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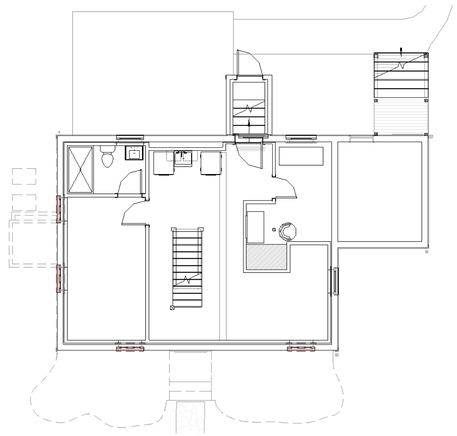
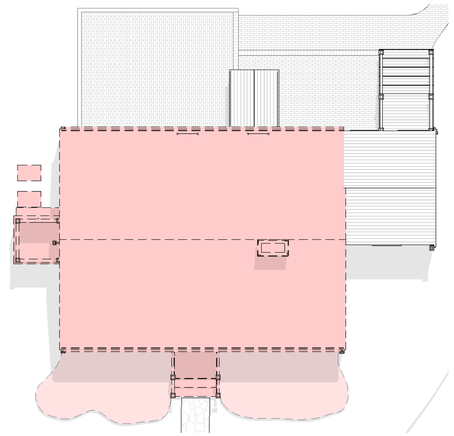
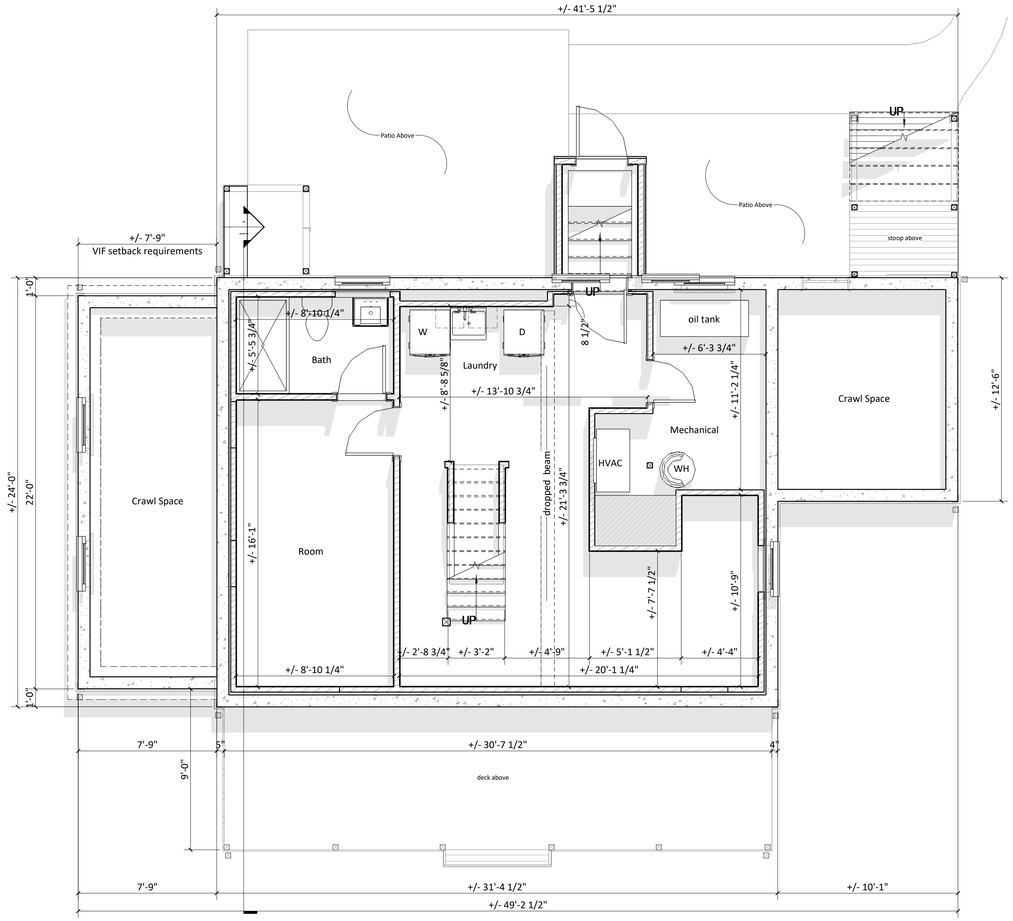
48 York Street / New Addition



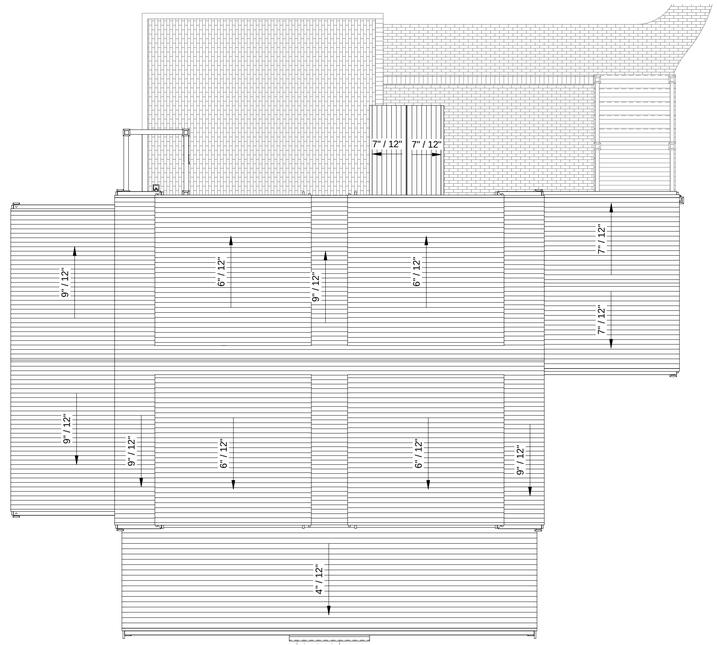
1e Basement Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Roof Plan - Existing / Demo
1/8" = 1'-0"



1 Basement Floor Plan
1/4" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

48 York Street / New Addition

Floor Plans

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Revisions

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HDC Submission 09.19.2024

A-100

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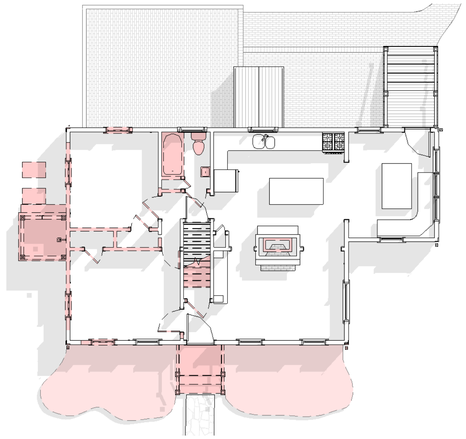
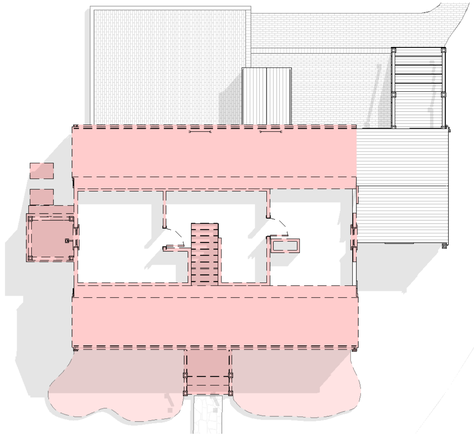
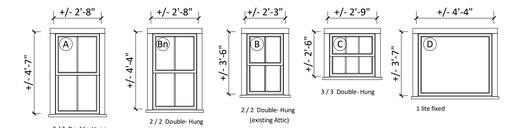
48 York Street / New Addition



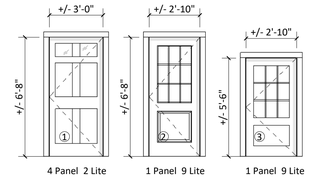
1e First Floor Plan - Existing / Demo
1/8" = 1'-0"



2e Second Floor Plan - Existing / Demo
1/8" = 1'-0"



3 Window Legend
1/4" = 1'-0"



WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT
A	13	2'-8"	4'-7"
Bn	12	2'-8"	4'-4"
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Window & Door Legend Note: *All provided dimensions should be used only as a general design guide or feesability study! Verification in field is required prior to any construction work or window / door order!*

4 Door Legend
1/4" = 1'-0"

DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT
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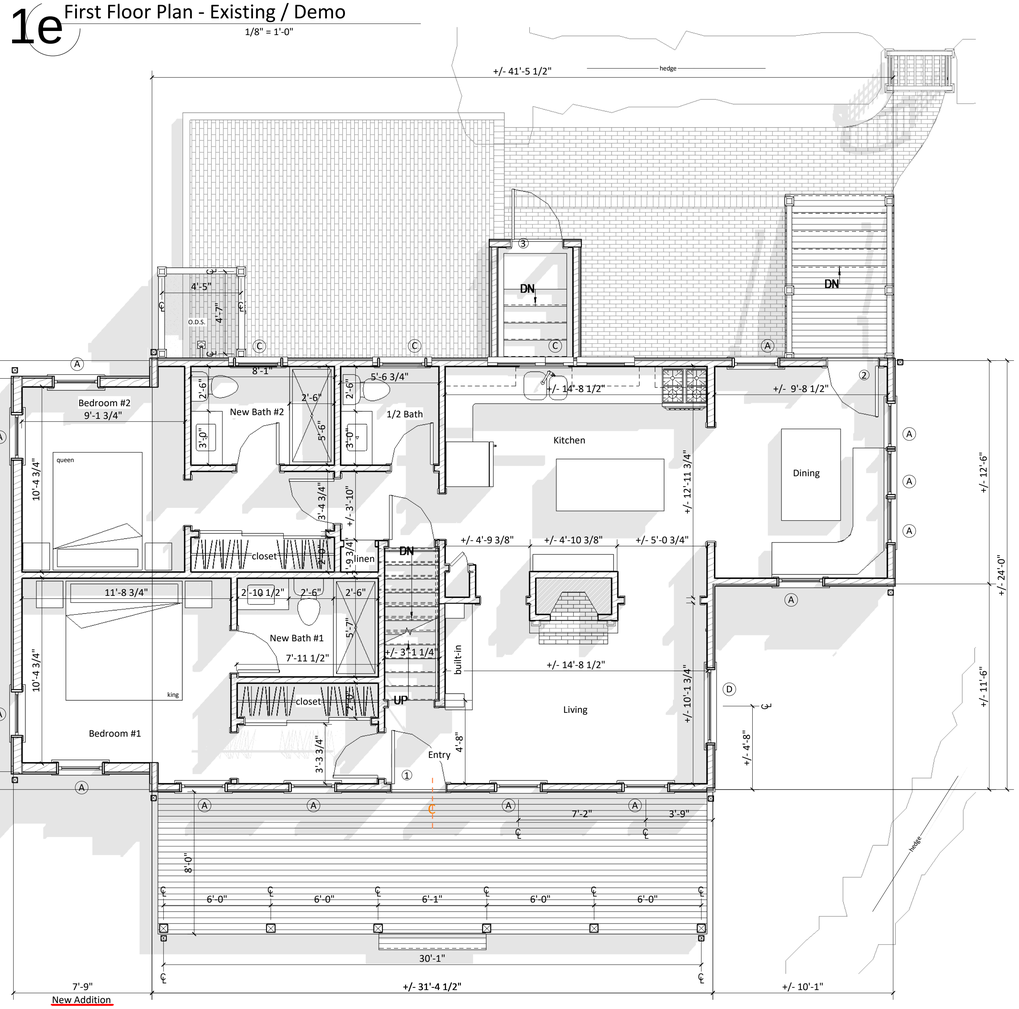
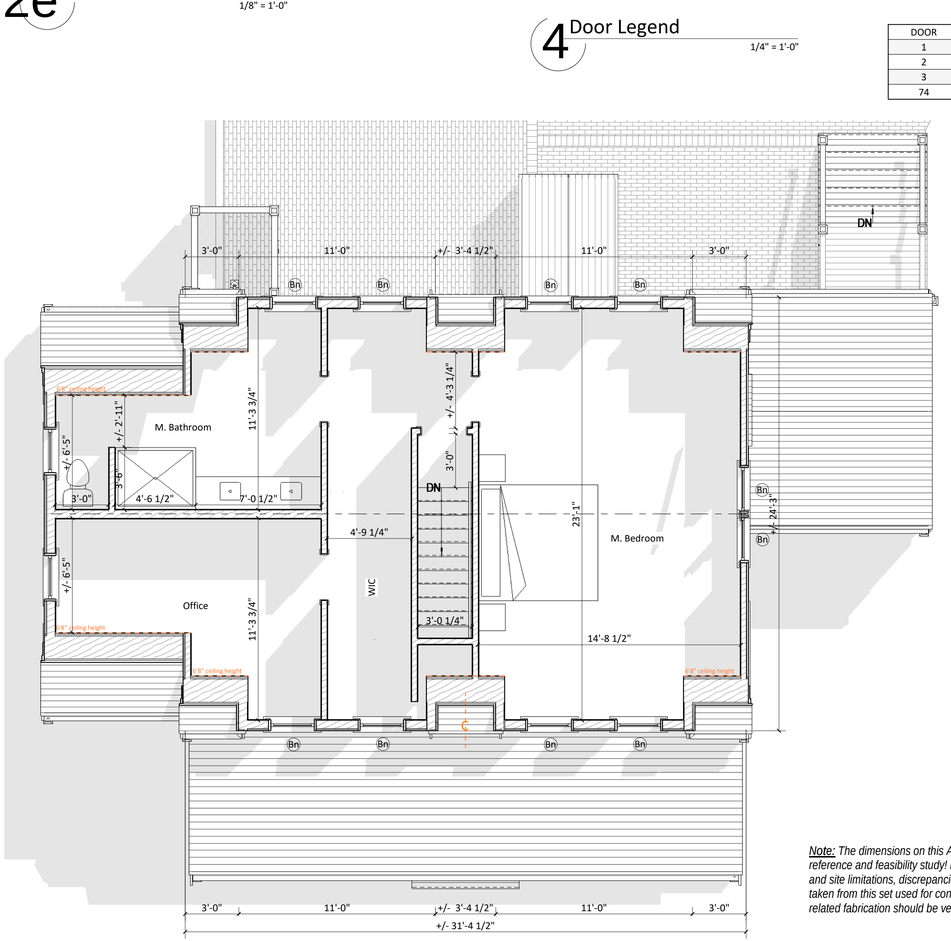
2	1	2'-10"	6'-8"
3	1	2'-10"	5'-6"
74	2	7'-0"	6'-8"



1 First Floor Plan
1/4" = 1'-0"



2 Second Floor Plan
1/4" = 1'-0"

48 York Street / New Addition

Floor Plans

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Property & Zonning Info

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HDC Submission *09.19.2024*

A-101

48 York Street / New Addition



1 Proposed North Elevation
1/4" = 1'-0"



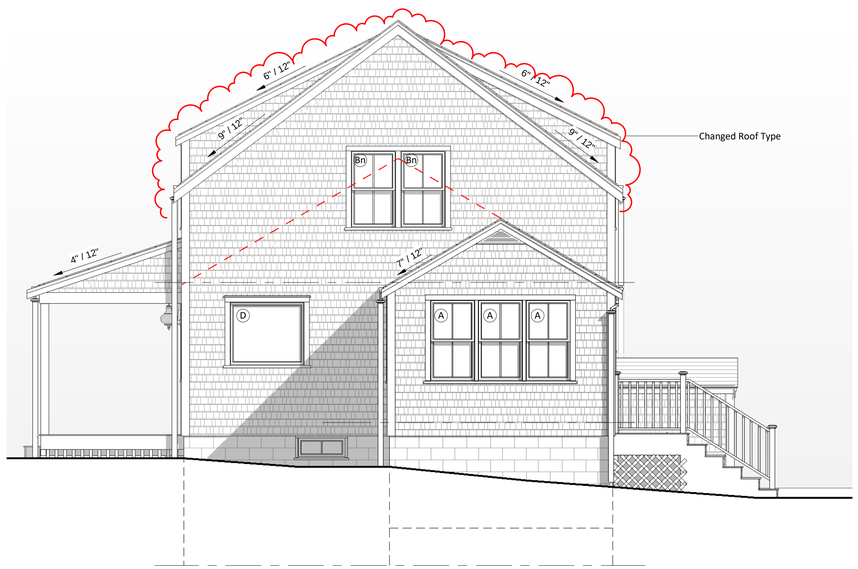
1p Previous North Elevation
1/8" = 1'-0"



Existing North



1e Existing/Demo North Elevation
1/8" = 1'-0"



2 Proposed West Elevation
1/4" = 1'-0"

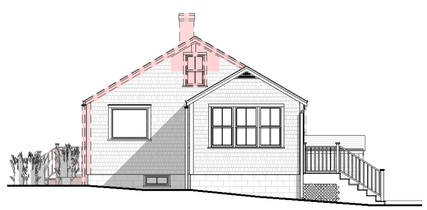




Existing West



2p Previous West Elevation
1/8" = 1'-0"



2e Existing/Demo West Elevation
1/8" = 1'-0"

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e. dtanantucket@gmail.com

48 York Street / New Addition

Exterior Elevations

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Revisions

HDC Submission 09.19.2024

A-201

48 York Street / New Addition



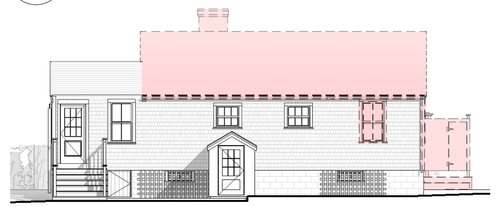
1 Proposed South Elevation
1/4" = 1'-0"



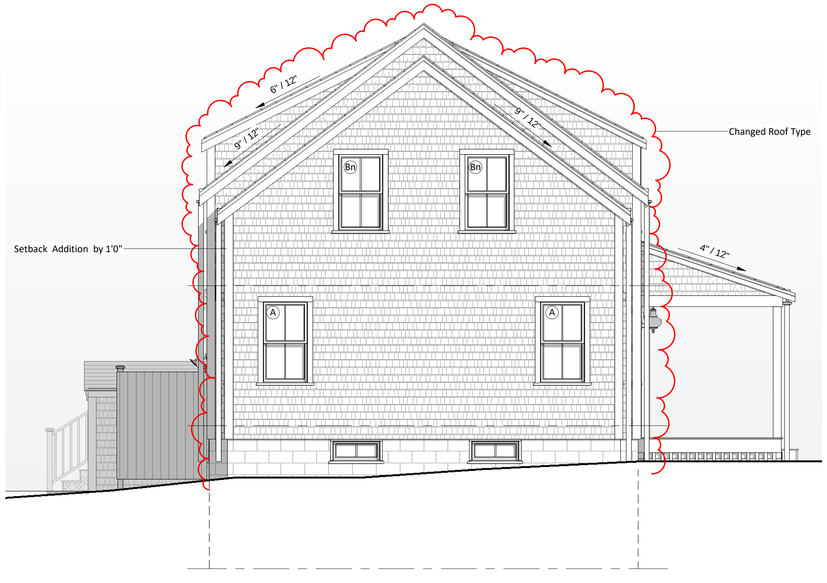
1p Previous South Elevation
1/8" = 1'-0"



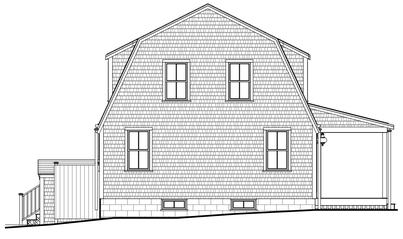
Existing South



1e Existing/Demo South Elevation
1/8" = 1'-0"



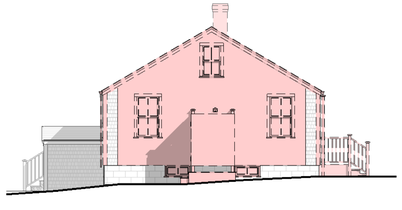
2 Proposed East Elevation
1/4" = 1'-0"



2p Previous East Elevation
1/8" = 1'-0"



Existing East



2e Existing/Demo East Elevation
1/8" = 1'-0"

HDC Submission *09.19.2024*

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173
e. dtananytucket@gmail.com

48 York Street / New Addition

Exterior Elevations

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

Property & Zonning Info

District - R-1
Min. Lot Size - 5,000 sq.ft.
Frontage - 50 ft.
Ground Cover Ratio - 30 %
Front Setback - 10 ft.
Side & Rear Setback - 5 ft. & 5 ft.

Map & Parcel - 55.4.1 / 55
Lot Area - ± 5,783 sq.ft.
Allowable G.C. - ± 1,735 sq.ft.
Existing G.C. - ± 908 sq.ft.
Available G.C. - ± 827 sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verifiction from Registered Land Surveyor is required prior to any construction work!*

Revisions

A-202

3D Laser Scanning | Drafting | Permitting
p. 508.901.3173 e. dtananytucket@gmail.com

48 York Street / New Addition



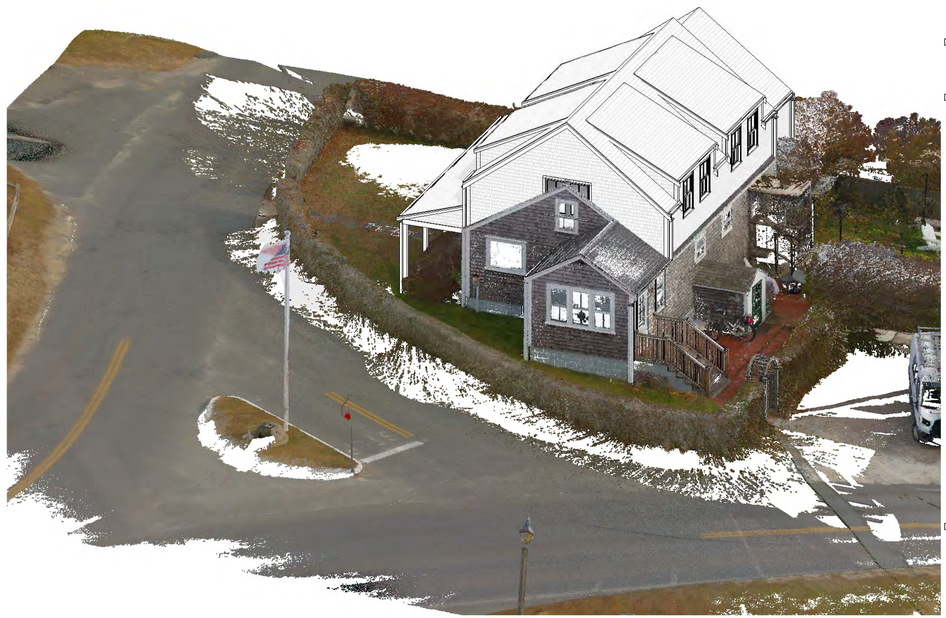
3D Scan & 3D Model / Existing Conditions - 1



3D Model / Existing Conditions



3D Scan & 3D Model / Existing Conditions - 2



3D Scan & 3D Model / Existing Conditions - 3

48 York Street / New Addition

3D Views

Sheet List

L-101	Cover Page
A-100	Floor Plans
A-101	Floor Plans
A-201	Exterior Elevations
A-202	Exterior Elevations
L-103	3D Views

Property & Zonning Info

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Map & Parcel - 55.4.1 / 55
Lot Area - ± 5,783 sq.ft.
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Existing G.C. - ± 908 sq.ft.
Available G.C. - ± 827 sq.ft.

Note: *The information presented as text and/or drawings is taken from the Nantucket GIS record, it serves only as a general design guide and project location! Verification from Registered Land Surveyor is required prior to any construction work!*

Revisions

HDC Submission 09.19.2024

L-103

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 371

Street & Number of Proposed Work: 5 MAITLAND ST AVE

Owner of record: BITTER ~~EAST~~ NORTH LLC

Mailing Address: C/O 37 CENTER ST.
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OTTEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: ackvanotten@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 12x28 ☒ 1st floor ☐ 2nd floor
Size: 10x26 ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C

Height of ridge above final finish grade: North N/C South N/C East N/C West N/C

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

FIRST FLOOR DECK EXPANDED AND 2ND FLOOR DECK EXPANDED W/ ROOF ABOVE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square 8"

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways EXIST. Walls _____

* Note: Complete door and window schedules are required.

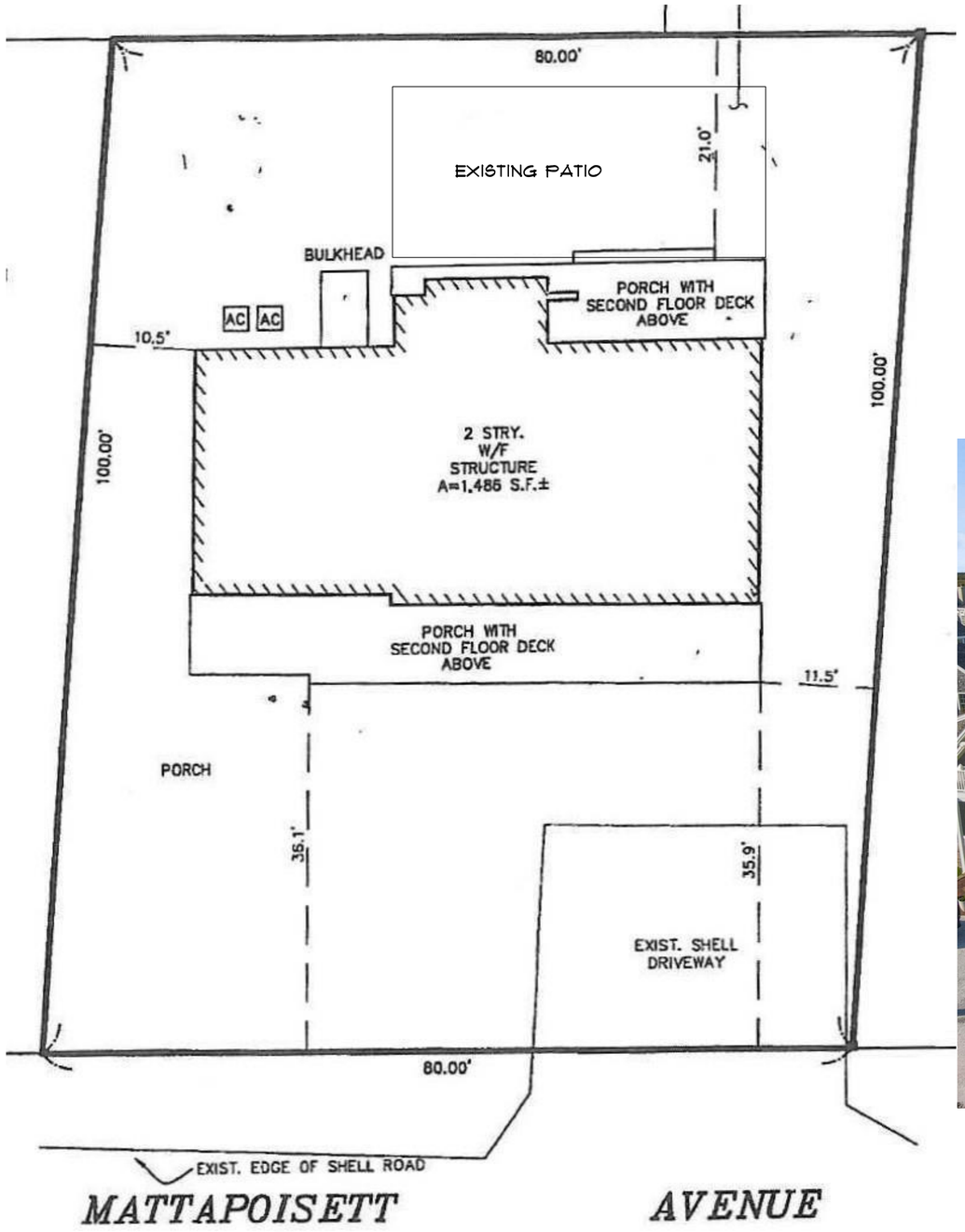
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof TO MATCH EXIST.
Trim _____ Sash _____ Doors _____
Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/13/24 Signature of owner of record _____ Signed under penalties of perjury

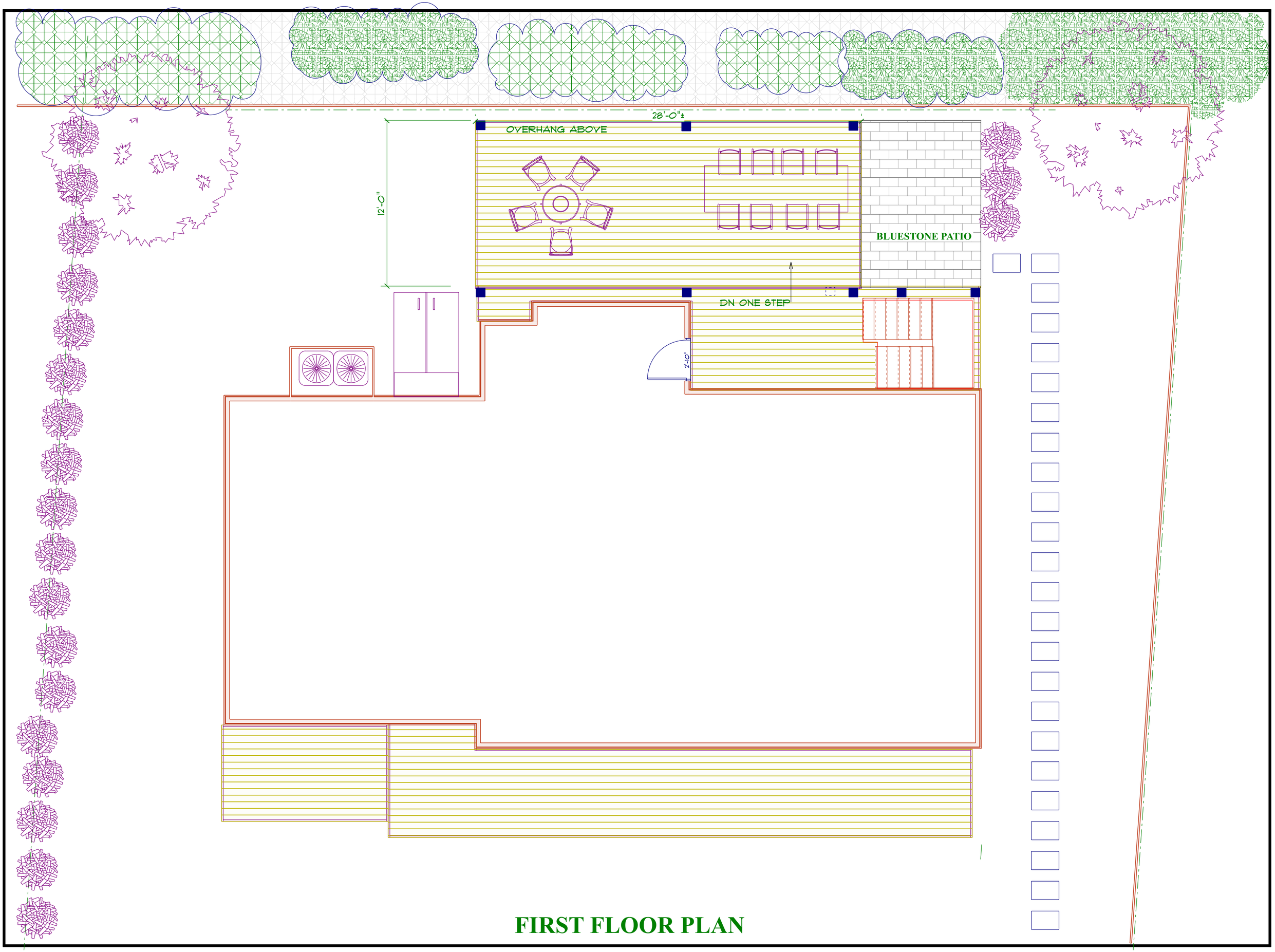


MAP 82 PARCEL 371



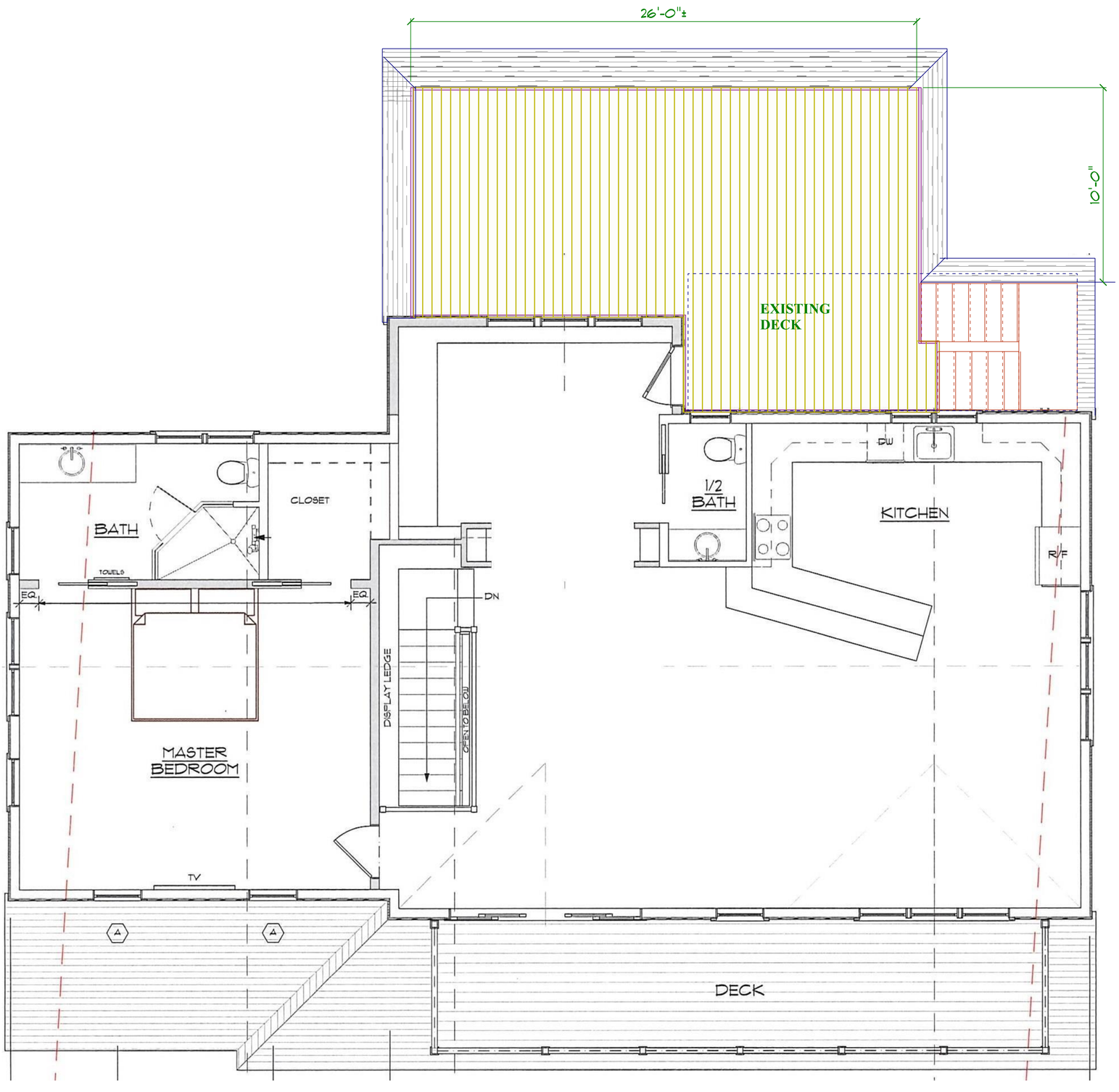


BITTER EAST NORTH LLC
5 MATTAPOISETT AVE
EXPAND DECK



FIRST FLOOR PLAN

SECOND FLOOR PLAN





NO CHANGES



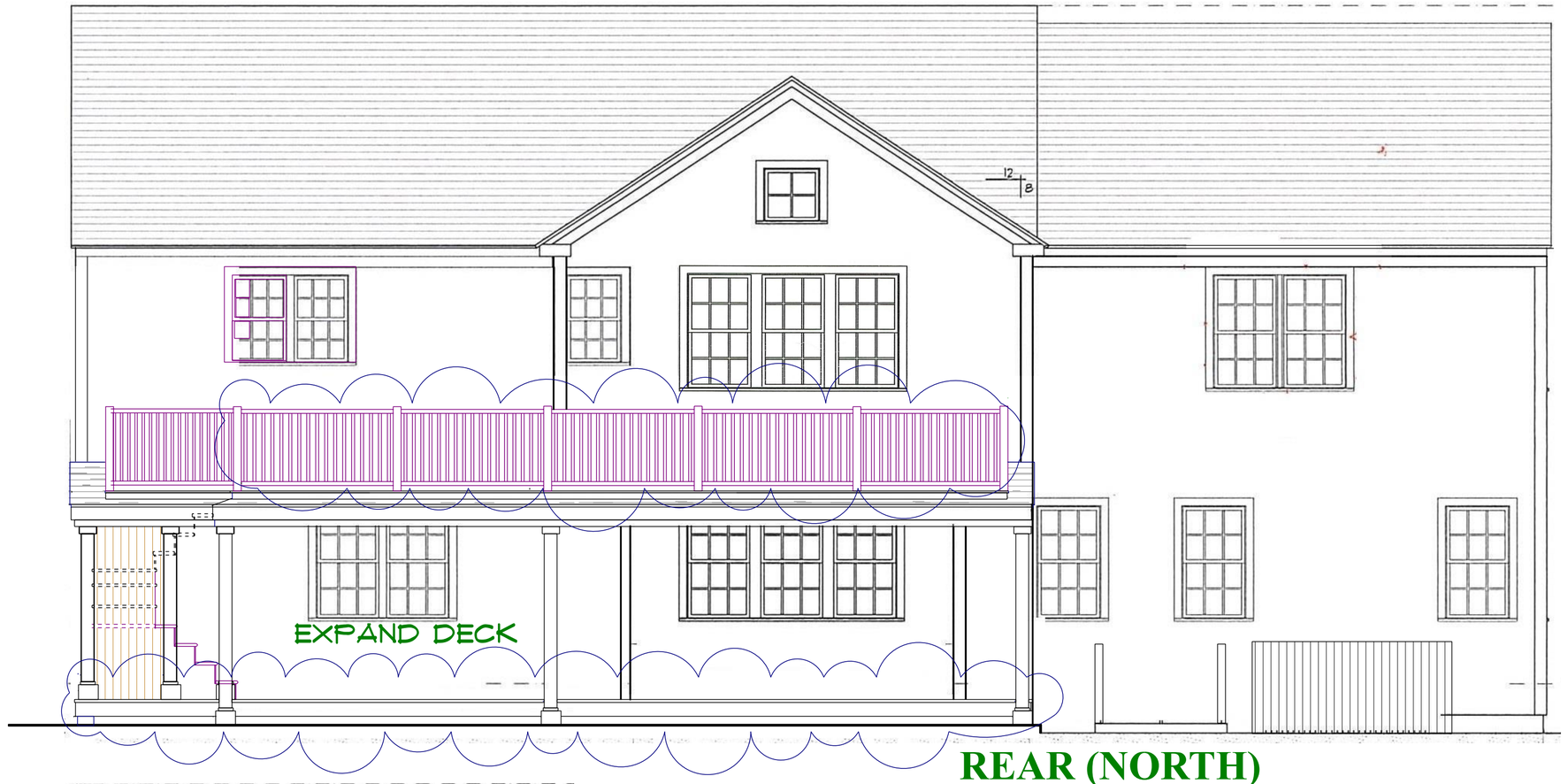
FRONT (SOUTH)



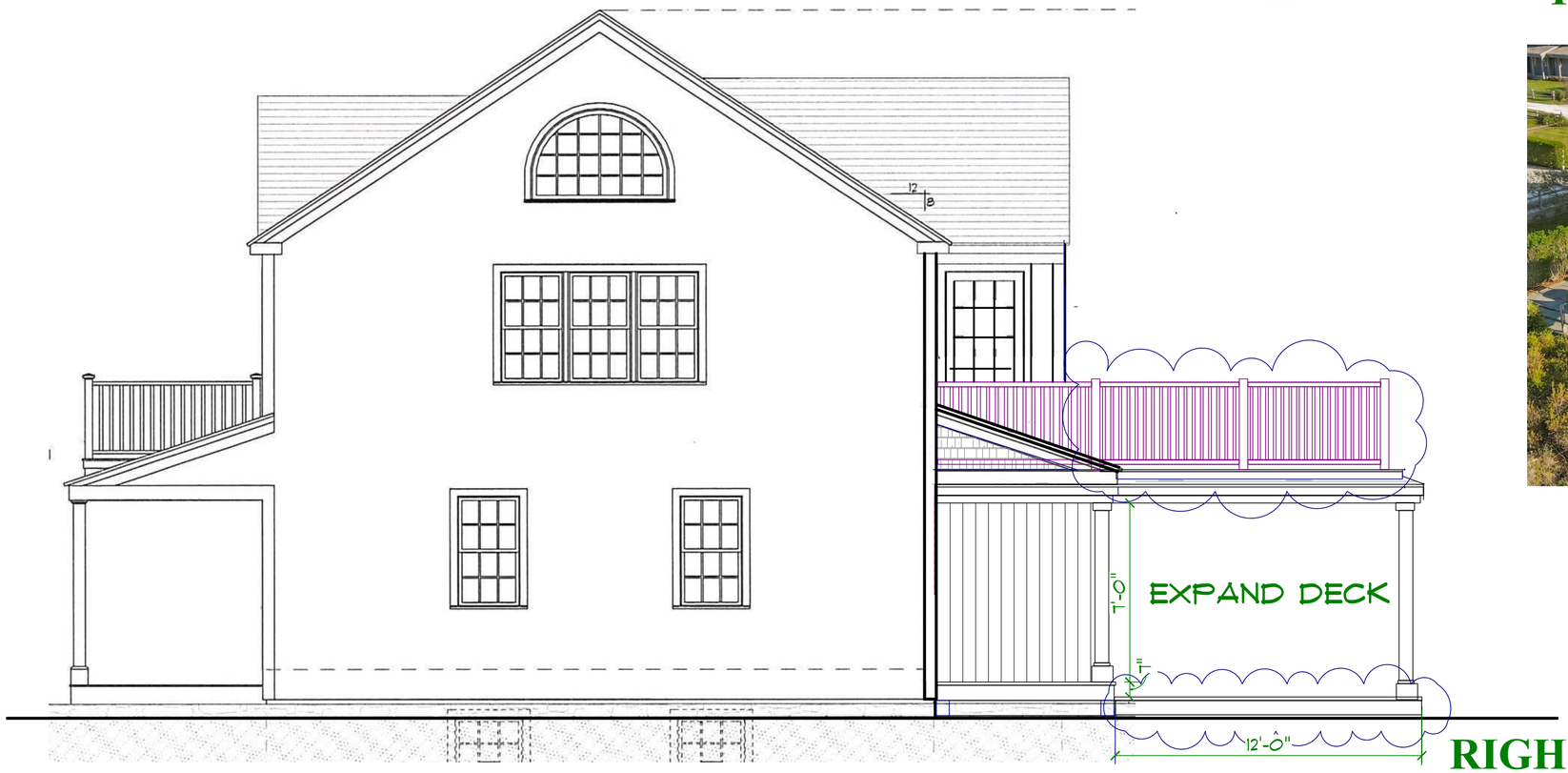
EXPAND DECK



LEFT (WEST)



REAR (NORTH)



RIGHT (EAST)



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 71.3.3 PARCEL N°. PORTION 109

Street & Number of Proposed Work: NE PORTION OF 28 NORWOOD ST

Owner of record: KEVIN M. GATES

Mailing Address: PO BOX 3476

NANTUCKET, MA 02584

Contact Phone #: 774 563 2012 E-mail: KBATES2704@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 38' Sq. Footage 1st floor: 813

Width: 27' Sq. footage 2nd floor: 813

Sq. footage 3rd floor: _____

Decks/Patio: Size: 26'3"X4'8" ☑ 1st floor ☐ 2nd floor

WRAP-AROUND Size: 13'5"X4'8" ☑ 1st floor ☐ 2nd floor

REAR 12'X21' ✓1ST FL

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 29' South 29' East 26'7" West 26'7"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) WATERSTRUCK ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 8 /12 Dormer ____/12 Other PORCH 4/12

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) 1' Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round ____ Square ____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front THERMATRU 6-PANEL Rear ANDERSEN TERRATONE SLIDER Side THERMATRU HALF-GLASS

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways STONE Walkways STONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof DUAL BLACK

Trim CEDAR - NATURAL Sash TERRA TONE ANDERSEN Doors TERRATONE

Deck MAHOGANY Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03.12.24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	71 13.1
Location	8 TOM NEVERS RD
Owner	MALENBAUM RONALD G

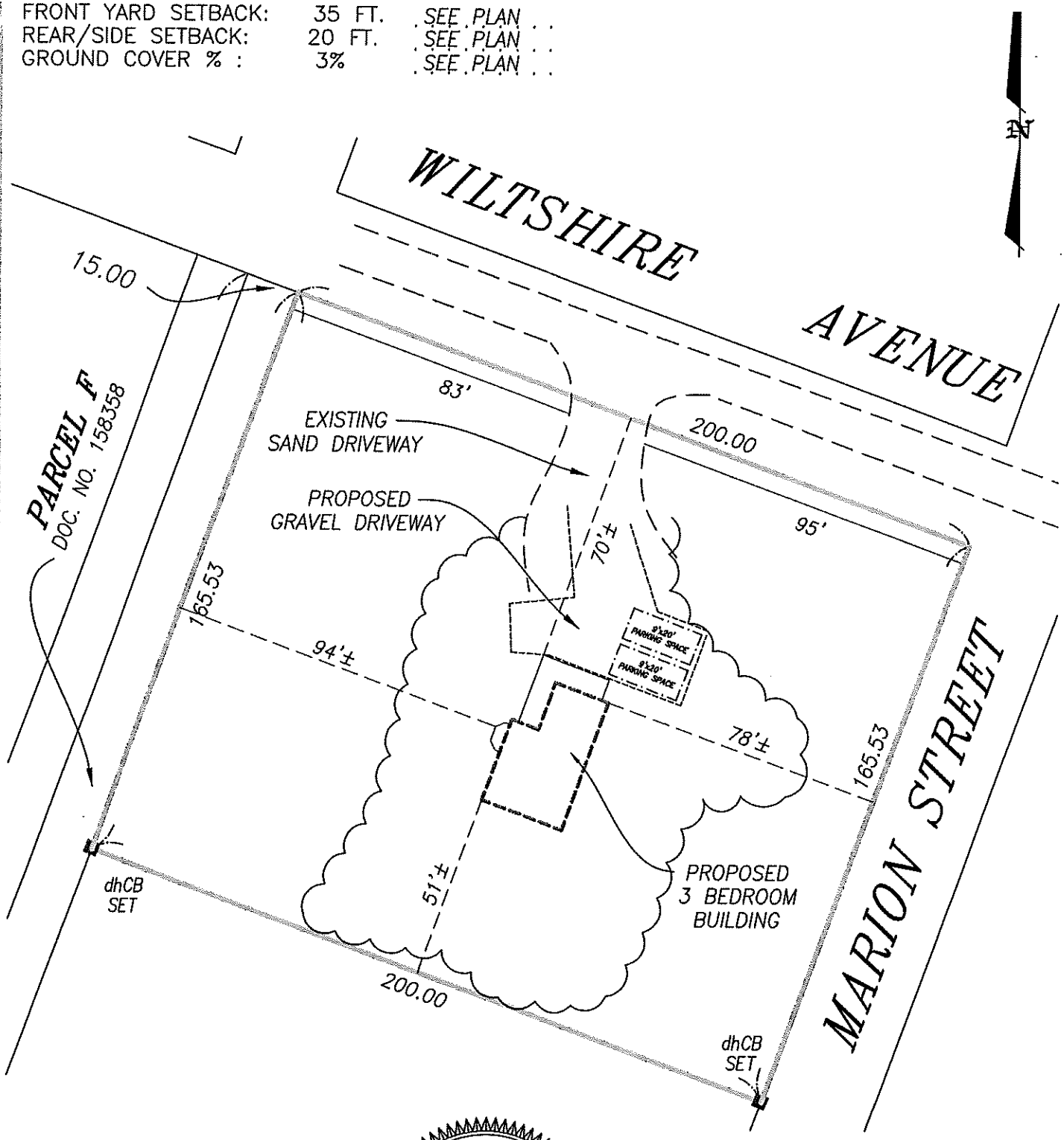
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated Jan. 2021
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	20 FT.	SEE PLAN
GROUND COVER % :	3%	SEE PLAN



I CERTIFY, AS OF : 4/5/2021
THAT THE BUILDING(S) IS/ARE LOCATED ON THE GROUND AS SHOWN HEREON.

Edward F. King

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
EDWARD F. KING, JR.
No. 45711
PROFESSIONAL LAND SURVEYOR

PROPOSED SITE PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1"= 40' DATE: APRIL 5, 2021

Owner: KEVIN M. BATES

Deed: CERT. 20,630

Plan: L.C. 5004-G; LOTS 1-80; BLOCK 35

Locus: 26 MARION STREET

ISLAND SURVEYORS, LLC

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO



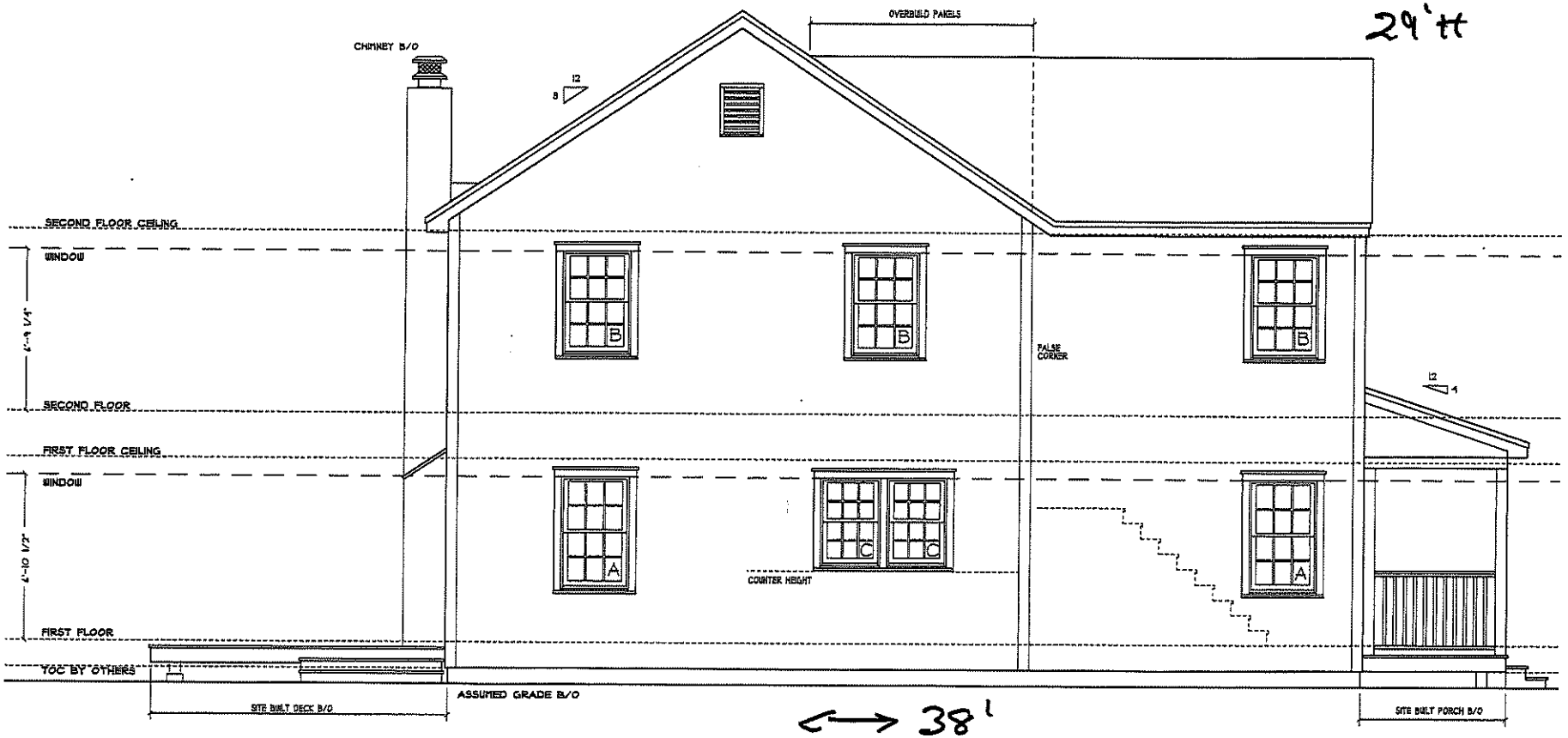
NORTHEAST ELEVATION (FRONT)



SOUTHWEST ELEVATION (REAR)

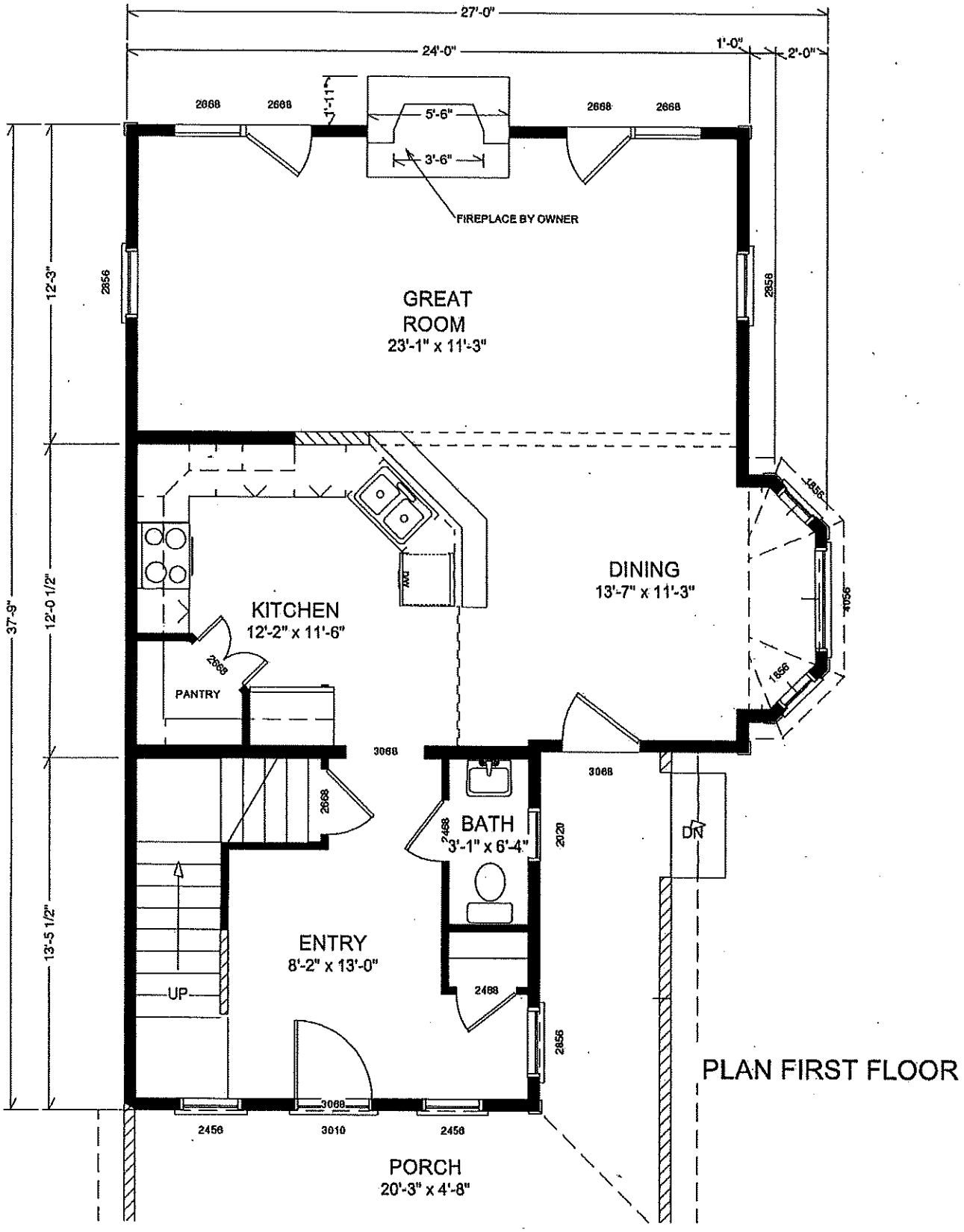


NORTHWEST ELEVATION (RIGHT)

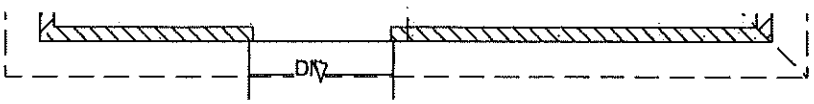


SOUTHEAST ELEVATION (LEFT)

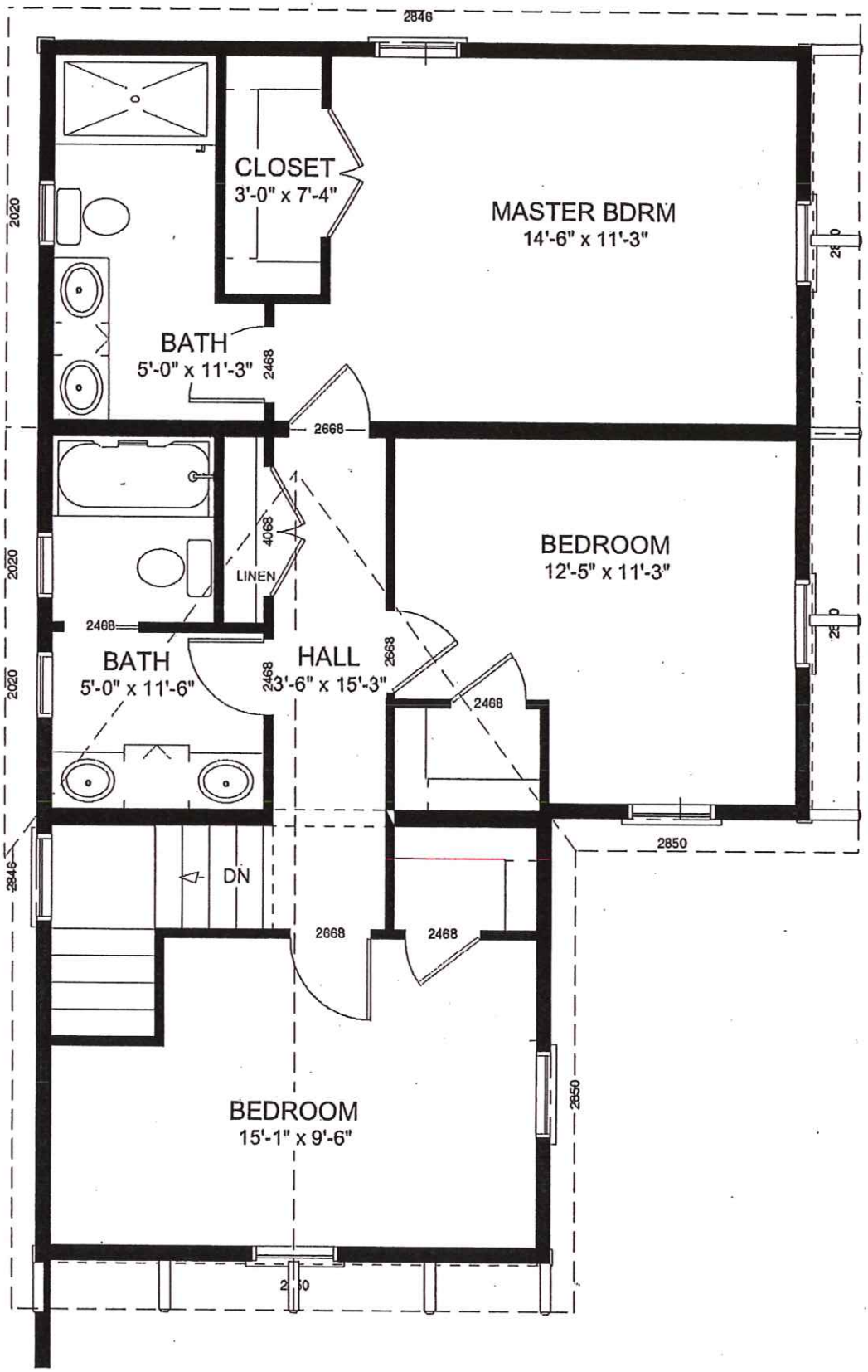
HUNTINGTON HOMES SINCE 1978



PLAN FIRST FLOOR



HUNTINGTON HOMES SINCE 1978



https://huntingtonhomesvt.com/homes/the-goshen/?tpl-view=print 12/3/2019

PLAN SECOND FLOOR

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... BATES KEVIN M & BLACK CAROL R .....

MAILING ADDRESS..... PO BOX 3225, NANTUCKET, MA 02584 .....

PROPERTY LOCATION..... PORTION OF 28 NORWOOD ST .....

ASSESSORS MAP/PARCEL..... ~~7331/109~~ 71.3.3 / 109 .....

SUBMITTED BY:..... KEVIN BATES .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.04.04 08:27:51 -04'00'

APRIL 4, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
71	2	2	BENI CRAIG & JOCELYN NILL		PO BOX 2819	NANTUCKET	MA	02584	5 TOM NEVERS RD
7132	365		SOMMER ROBERT G & MARJORIE A G		211 SUNSET AVE	RIDGEWOOD	NJ	07450	23 CORNWALL ST
7133	26		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	26 NORWOOD ST
7133	69		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	23 MARION ST
7643	3		ADRAGNA JOSEPH T		58 E MAIN ST	HUNTINGTON	NY	11743	30 NORWOOD ST

Count: 5

9589 0710 5270 1061 3727 75

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.40
Extra Services & Fees (check box, add fee as appropriate)	$3.65
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$8.73

NANTUCKET POST OFFICE 0056 08 APR 25 2024 02584 9998

Postmark Here

04/25/2024

Sent To: NANTUCKET CONSERVATION FOUND.
Street and Apt. No., or PO Box No.: PO BOX 13
City, State, ZIP+4®: NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Nantucket, MA 02584

OFFICIAL USE

Certified Mail Fee	$4.40
Extra Services & Fees (check box, add fee as appropriate)	$3.65
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.68
Total Postage and Fees	$8.73

NANTUCKET POST OFFICE 0056 08 APR 25 2024 02584 9998

Postmark Here

04/25/2024

Sent To: CRAIG & JOCELYN BENI
Street and Apt. No., or PO Box No.: PO BOX 2819
City, State, ZIP+4®: NANTUCKET, MA 02584

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3727 82

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Ridgewood, NJ 07450

OFFICIAL USE

Certified Mail Fee	$4.40
Extra Services & Fees (check box, add fee as appropriate)	$3.65
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$8.73

0056 08 APR 25 2024 02584 9998

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Sent To: ROBERT + MARJORIE SOMMER
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City, State, ZIP+4®: RIDGEWOOD, NJ 07450

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3727 68

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.68
Total Postage and Fees	$8.73

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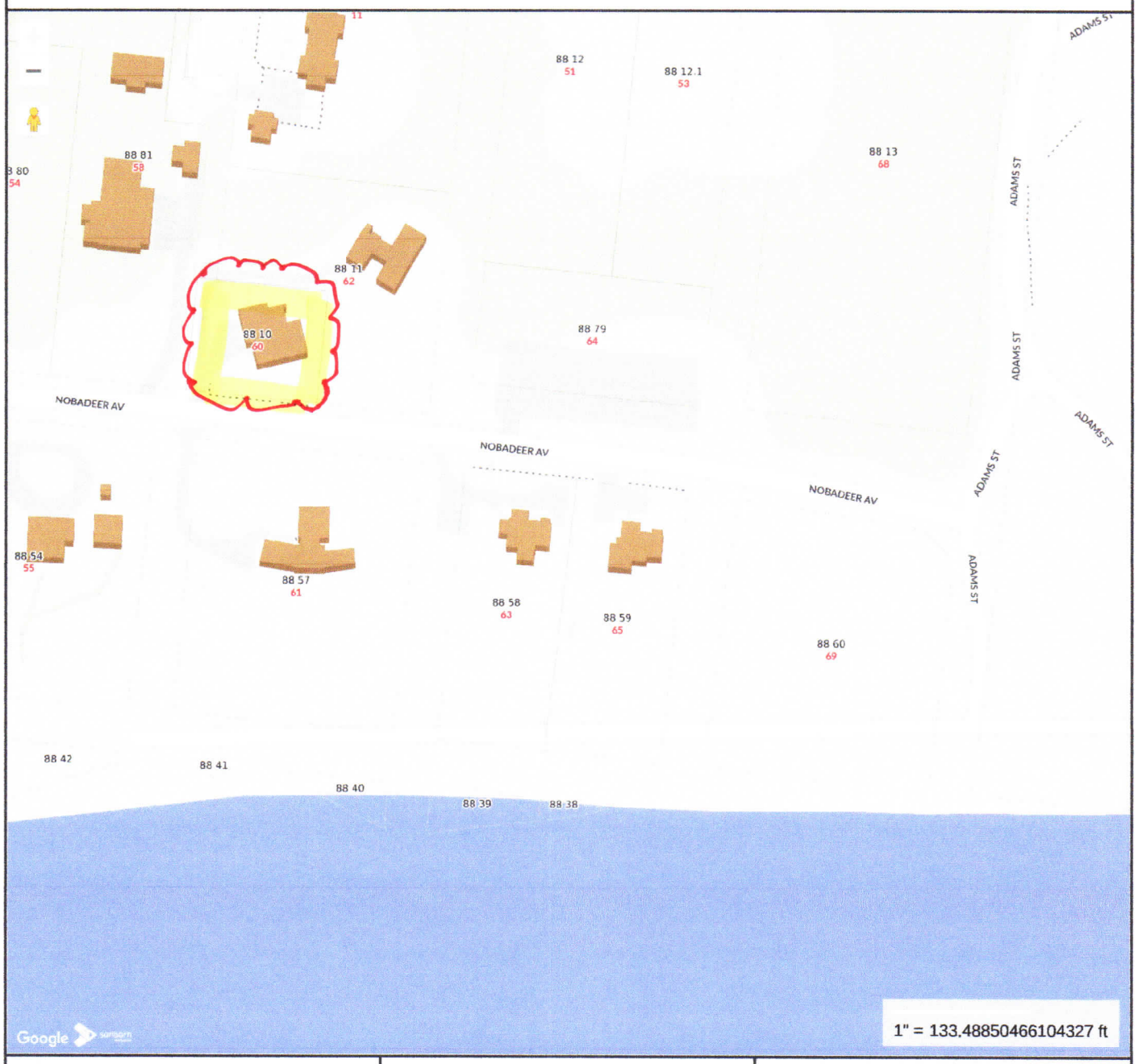
04/25/2024

Sent To: JOSEPH ADRAGNA
Street and Apt. No., or PO Box No.: 58 E MAIN ST
City, State, ZIP+4®: HUNTINGTON, NY 11743

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

KNIGHT RESIDENCE 60 NOBADEER ROAD NANTUCKET, MA



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 88 PARCEL N°. 10

Street & Number of Proposed Work: 60 NOBADEER AVE.

Owner of record: MARC KNIGHT

Mailing Address: 151 FIRST AVE

WEST HAVEN, CT 06516

Contact Phone #: 203 213 9009 E-mail: MARC@KNIGHT WATERPROOFING.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC.

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITS@ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2022-08-682E

☐ Pool (Zoning District _____) ☐ Roof ☒ Other ADD PEAK ROOFS OVER WINDOWS & DOOR - SEE PLANS

Size of Structure or Addition: Length: 10' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 2'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South — East — West —

Height of ridge above final finish grade: North N/A South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* 1. East Elevation ADD PEAK ROOF OVER DOOR.

(describe) 2. South Elevation ADD PEAK ROOF OVER DOOR & WINDOWS

3. West Elevation

4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other PEAK ROOF 6:12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall — Clapboard (if applicable) — Roof STANDING SEAM : GRAY

Trim WHITE Sash — Doors _____

Deck — Foundation — Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8.12.2024 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

KNIGHT NEW BUSINESS ALTERATIONS TO APPROVED SHED

REQUIRED WITH ALL APPLICATIONS:

✓ 1. Completed Application Form: Description of ALL work must be indicated on application form.

✓ 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. Application Fee: See back of application for fee schedule or call the office.

✓ 4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (3 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. As-Built Plans (1copy): of existing elevations

N/A 4. Hardscaping Plans (3 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. Door and Window Schedule (3 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (I.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

N/A 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Mark Poor dba Permits Plus, inc

AS AGENT FOR Marc Knight

STREET ADDRESS 60 Nobadeer Ave

MAP/PARCEL 88 -10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

August 14, 2024

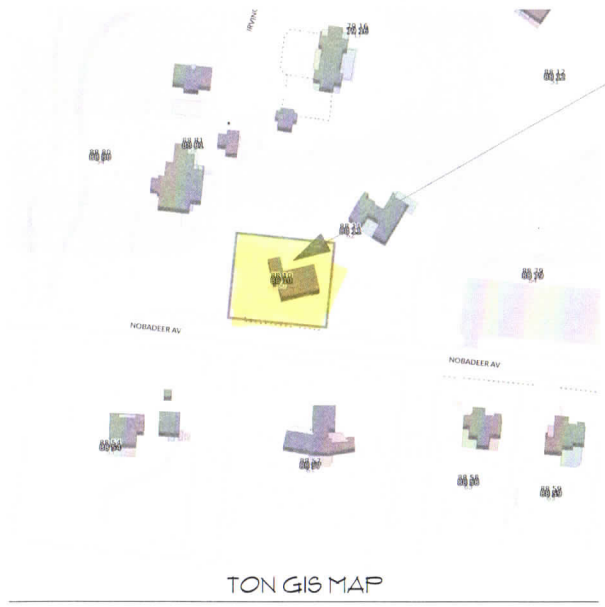
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Mark W. Poor
Signature

August 13, 2024
Date



TON GIS MAP

LOCUS



PROPOSED SITE PLAN

SHEET INDEX	
	NAME
S-1	PROPOSED SITE PLAN
A-1	ELEVATIONS
A-2	ELEVATIONS
A-3	FLOOR PLAN

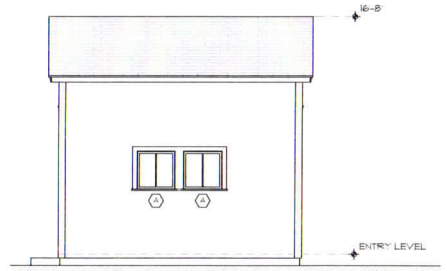
KNIGHT
60 Nobadeer Avenue
Nantucket, MA., 02554
PROPOSED SITE PLAN

HDC SUBMISSION:
SHED REVISIONS
Map No.: 88 10
Scale: As Noted

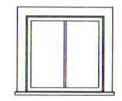
7/4/24

MWP RESIDENTIAL DESIGN
MARK W. POOR 508.228.6913
P.O.BOX 3363 NANTUCKET, MA. 02584

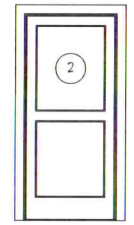
S-1



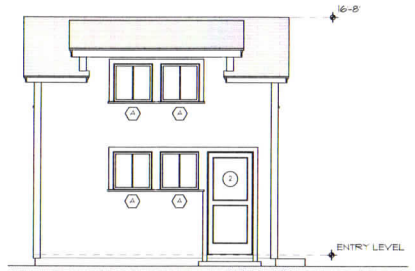
APPROVED NORTH ELEVATION 1/8" = 1-0"



ANDERSEN
AAN2828
2-8 x 2-8
LOW E



CUSTOM
1 LITE/1 PANEL
3-0 x 7-0



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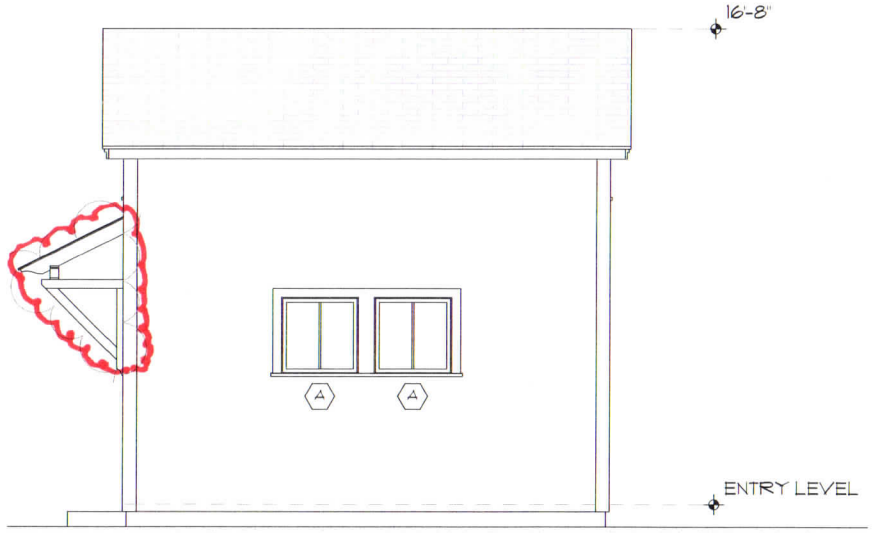
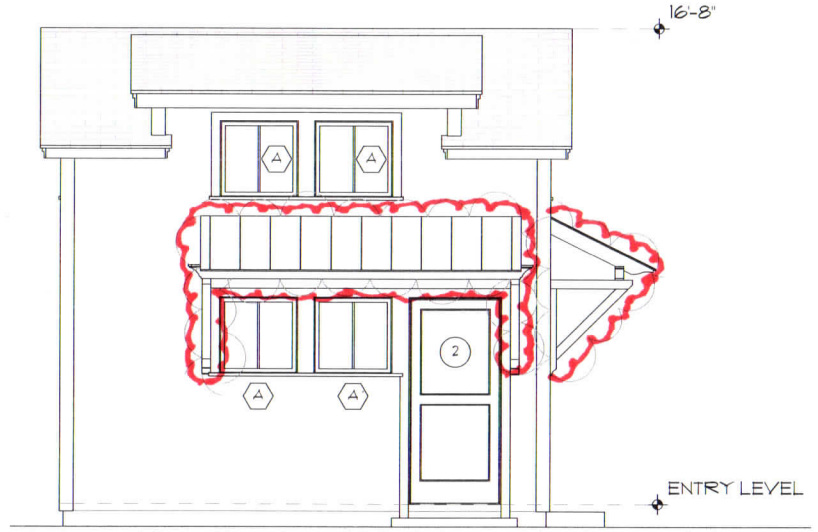
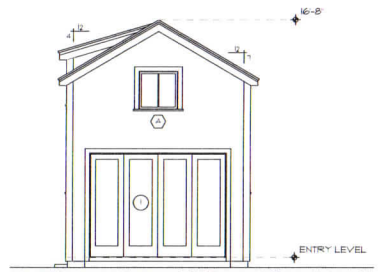


PROPOSED NORTH ELEVATION 1/4" = 1-0"

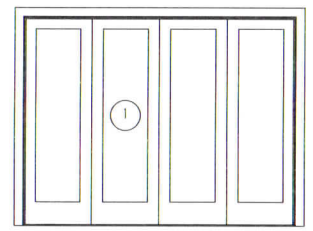


PROPOSED SOUTH ELEVATION 1/4" = 1-0"

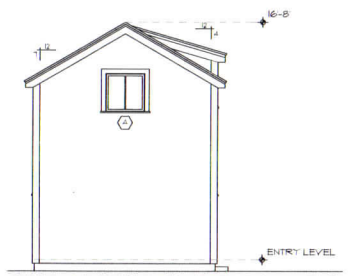
	KNIGHT 60 Nobadeer Avenue Nantucket, MA., 02554 ELEVATIONS		HDC SUBMISSION: SHED REVISIONS Map No.: 88 10 Scale: As Noted	7/4/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-1



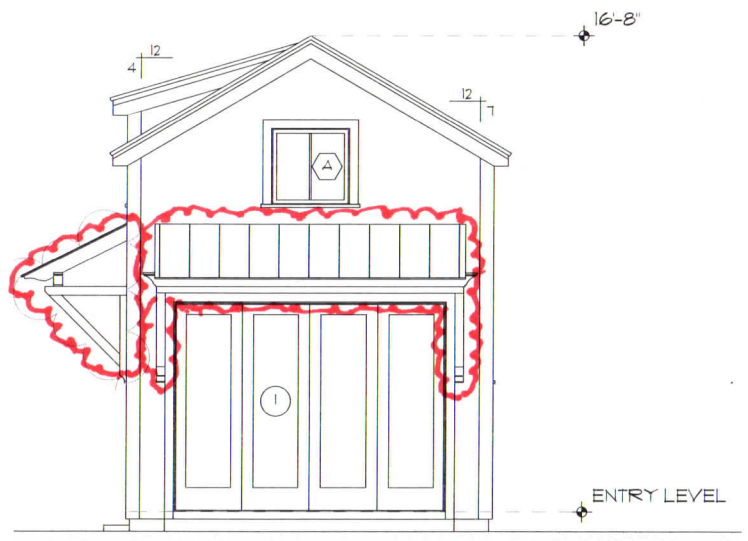
APPROVED EAST ELEVATION 1/8" = 1-0"



FRENCH WOOD
FWG1006II-4
3-9 3/4 x 6-11
NO GRILLS



APPROVED WEST ELEVATION 1/8" = 1-0"



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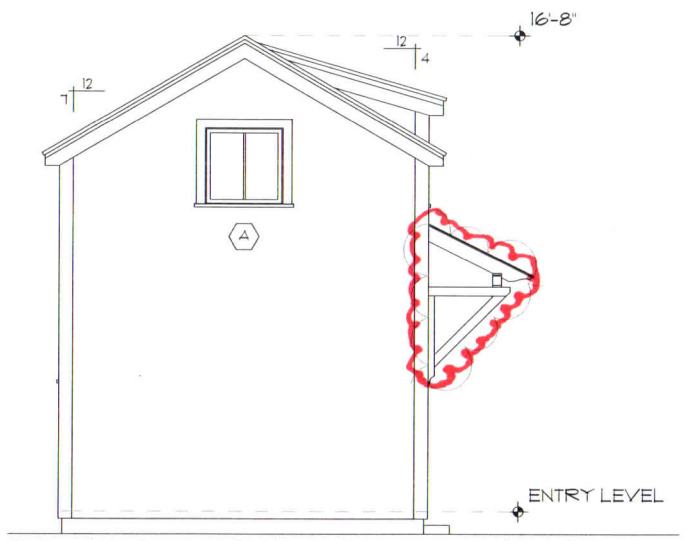
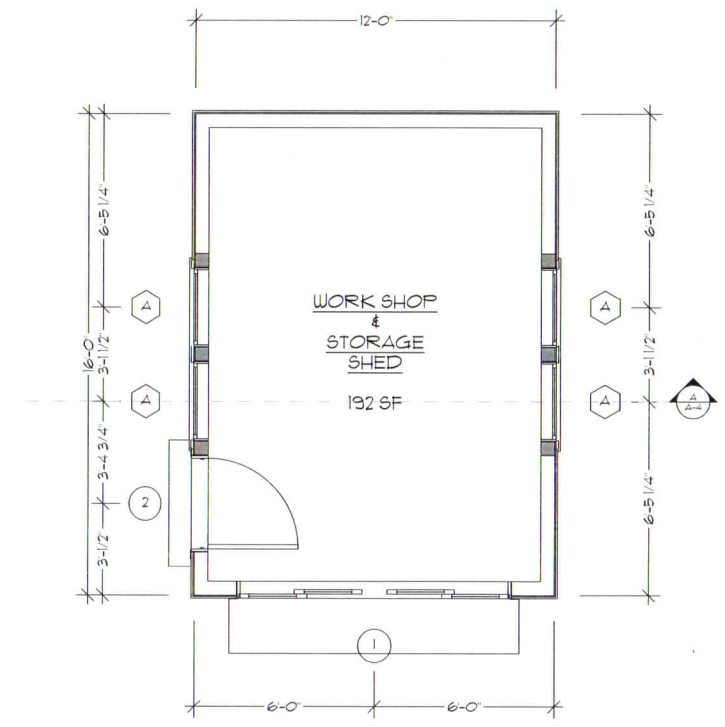


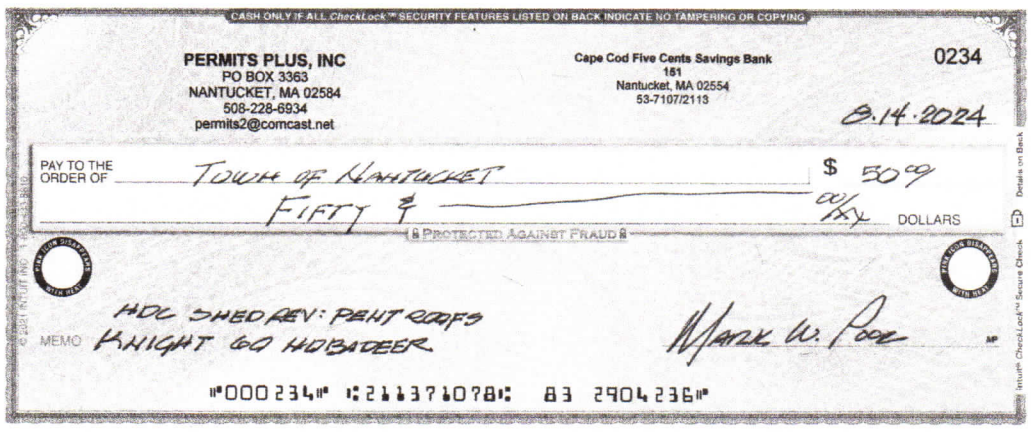
PROPOSED WEST ELEVATION 1/4" = 1-0"

	KNIGHT 60 Nobadeer Avenue Nantucket, MA., 02554 ELEVATIONS		HDC SUBMISSION: SHED REVISIONS Map No.: 88 10 Scale: As Noted	7/4/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-2



ENTRY LEVEL FLOOR PLAN 1/4" = 1'-0"

	KNIGHT 60 Nobadeer Avenue Nantucket, MA., 02554 FLOOR PLAN		HDC SUBMISSION: SHED REVISIONS Map No.: 88 10 Scale: As Noted	7/4/24	MWP RESIDENTIAL DESIGN MARK W. POOR 508.228.6913 P.O.BOX 3363 NANTUCKET, MA. 02584	A-3



CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

PERMITS PLUS, INC
PO BOX 3363
NANTUCKET, MA 02584
508-228-6934
permits2@comcast.net

Cape Cod Five Cents Savings Bank
151
Nantucket, MA 02554
53-7107/2113

0234

8.14.2024

PAY TO THE ORDER OF Town of Nantucket $ 50.00

Fifty & 00/XX DOLLARS

Protected Against Fraud

MEMO HDC Shed Rev: Pemt Roofs
Knight GO Hobadeer

Mark W. Poole

"000234" ⑆211371078⑆ 83 2904236"

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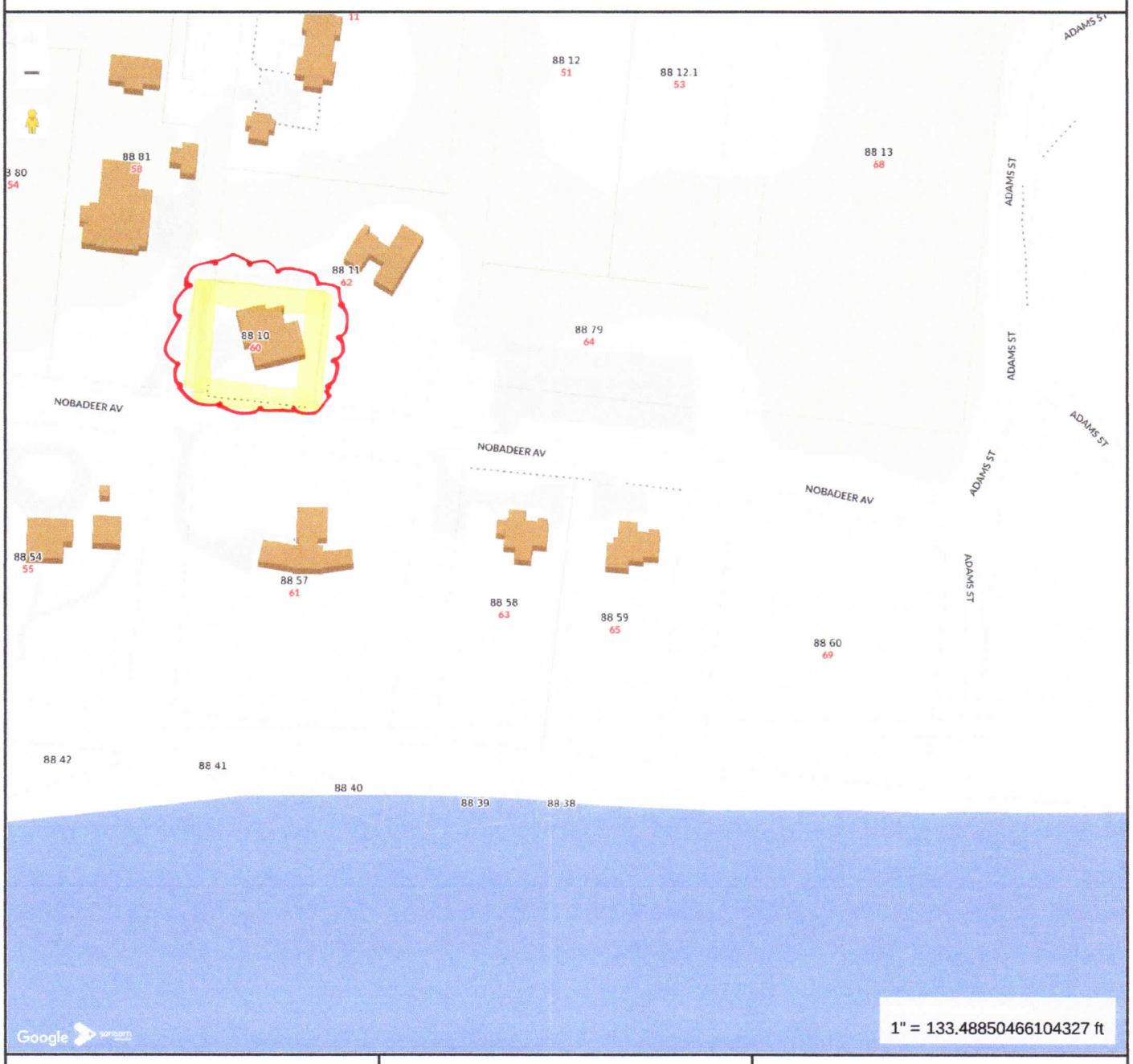
PERMITS PLUS, INC 0234

PERMITS PLUS, INC 0234

PAYMENT RECORD

10525
105291

KNIGHT RESIDENCE 60 NOBADEER ROAD NANTUCKET, MA



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Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

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CERTIFICATE OF APPROPRIATENESS

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NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

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Street & Number of Proposed Work: 60 NOBADEER AVE

Owner of record: MARC KNIGHT

Mailing Address: 151 FIRST AVE

WEST HAVEN, CT 06516

Contact Phone #: 203-213-9009 E-mail: MARC@KNIGHTWATERPROOFING.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS INC &

Mailing Address: WINTERBERRY GARDENS

C/O BOX 3363 NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: PERMITSP@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED ~~SEE~~ ADDENDUM INCLUDED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☑ Steps ☐ Shed

☐ Color Change ☑ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: — Sq. Footage 1st floor: —

Width: — Sq. footage 2nd floor: —

Sq. footage 3rd floor: —

~~Decks~~/Patio: Size: 440 S.F± ☑ 1st floor ☐ 2nd floor

Size: 710 S.F± ☑ 1st floor ☐ 2nd floor

— SEE ADDENDUM.

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North — South — East — West —

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'H. DEER FENCE

Type: PVC COATED BLACK WIRE

Length: ±370 LF

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways STONE Walkways BLUESTONE Walls CAZENOVIA " SEE PLAN

* Note: Complete door and window schedules are required.

COLORS - SEE ADDENDUM -

Sidewall — Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck — Foundation — Fence BLACK PVC WIRE Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8.13.2024 Signature of owner of record _____ Signed under penalties of perjury

NOTES

N

No.	Date	Description
REVISIONS		

WINTERBERRY GARDENS
2070 WEST ST
SOUTHINGTON, CT 06489

WINTERBERRY Landscape & Garden Center

KNIGHT RESIDENCE
11

Master Plan
Marc Knight
60 Nobadeer Avenue
Nantucket Massachusetts

SCALE	1-8'-0"
DRAWN BY	Cheryl Varnell
CHECKED BY	
DATE	July 2024
DATE OF PRINT	

PROJECT NO.
SHEET NO.

Printed by RoadSAFE

0 4 8 16 24
SCALE IN FEET

10 Eupatorium- Joe Pye Weed - 1 gal
16 Oxalis Crassipes Alba Ashite wood Sorrel- 1 gal
4 Gillenia - Bowmans Root - 1 gal
14 Panicum virgatum- Switchgrass
15 Superstition Iris - 1 gal
10 Pop star Hyrangea- 3 gal
2 Lace bark pine 8-10'
6 morella Cerifenera- 5 gal
10 Calico Beardtongue- 1 gal
6 white carpet Rose
3 Indigo Bush - 3 gal
8 white coneflower
18 English Lavender
True Blue Bluestone Patio
8'x24' rectangles Running Bond
710 Sq. Ft
Wood burning Natural Stone Firepit w/ bluestone cap
Cavelton Stone 4' Diameter / 24" High
14 CATS PAJAMAS CATMINT
14 SNOW HILL MEADOW SAGE
10 JAPANESE WHITE SPIREA 2GAL
5 CRINKLED WHITE PEONY 3GAL
5 Storm cloud Bluestar- 3gal
6 HAMELN DWARF FOUNTAIN GRASS 1GAL
6 Endless Summer HYDRANGEA 3GAL
16 AZALEA AUTUMN ENCORE LILY 3 GAL
9 ECHINACEA PURPUREA POMPOM HILDBERRY 1 Gal
4 Standing Ovation Little blue stem grass - 1 gal
6 Variegated Grass 2 gal
6 EUONYMUS WINTERCREEPER 2 GAL
4 SNOW HILL MEADOW SAGE
5 BLUE QUEEN MEADOW SAGE 1GAL
10 BEST BET BEARDED IRIS 1GAL
3 DREAMLAND DWARF RHODODENDRON 2G
1 COLUMNAR BLUE SPRUCE 6-7HT
2 Endless Summer hydrangea
6 HAMELN DWARF FOUNTAIN GRASS 1GAL
2 CORNUS KOUSA 2.5"
10 endless Summer hydrangea
3 eupatorium Perfoliatum- 1 gal
Various Sizes of Fieldstone boulders in landscape
41 Privet hedge
Cavelton Stone
100 FT Stone
30" High Wall
7 White carpet rose- 2 gal
8 HYDRANGEA MIKKO BLUE 5 GAL
16 Oxalis Crassipes Alba Ashite wood Sorrel- 1 gal
2 GLOBE BLUE SPRUCE 24-30"SPD
14 GRAZIELLA SILVER GRASS 1GAL
5 Pagoter Blue butterfly bush- 3 gal
6 White Knockout
4 Iris Variegata- 1 gal
5 Artemisia Silver mound- 1 gal
5 Storm cloud Bluestar- 3gal
Philadelphus Snow white fantasy- Mockorange - 3 gal
4 SNOWMOUND SPIREA 3GAL
Eupatorium Perfoliatum- Joe Pye weed- 1 gal
5 Setcreasea Purpel Heart- 1 gal
1 LIMELIGHT HYDRANGEA TREE 15GAL 5
12 Tufted Hair grass- 1gal
3 GREEN GEM BOXWOOD 18-24HT
7 LITTLE SPIRE RUSSIAN SAGE 1GAL
3 Montauk Daisy- 1 gal
3 GREEN GEM BOXWOOD 18-24HT
9 HAMELN DWARF FOUNTAIN GRASS 1GAL
1 GLOBE BLUE SPRUCE 24-30"SPD
5 EMERALD GREEN ARBORVITAE 6-7'
10 Dorthea Everlast white eye- 1 gal
1 KOUSA DOGWOOD 2"CAL
15 BUXUS MICROPHYLLA WINTER GEM 5 GAL
6 lavender - 1 gal
1 weeping Snowbell tree
12 HAMELN DWARF FOUNTAIN GRASS 1GAL
2 New Dawn Climbing roses on trellis
ROAD
DRIVEWAY
Add purple coneflower
utility
40 sq. ft boxwalls
Existing Shed
Existing PORCH
Shed
AC
Scale = 1'-8"
16 PACHYSANDRA GREEN CARPET 4"POTS
5 JOHNSONS BLUE CRANESBILL 1GAL
6 FIRECRACKER SEDUM 2GAL
5 Karl Foerester Grass
3 GEM BOX INKBERRY HOLLY 3GAL
HEARTLEAF BLEEDING HEART 1PERO
7 LAMBS EAR 1GAL
6 mix of purple & white astilbe - 1 gal
2 BOBO HYDRANGEA 1GAL
4 SPRINTER BOXWOOD
some bluestone 4 size as spaced above
440 Sq. Ft
7 Endless Summer Hydrangea
2 Taylor Juniper 5-6'
3 Dwarf Foundatin Grass - 1 gal
90 Feet Jumbo Granite Belgium edge 10"x7"
6 Hintergem boxwood - 18-24"
1 ANGEL WHITE LILAC 5GAL
4 New Dawn climbing roses
8 CATS PAJAMAS CATMINT
370 linear ft x 7.5" Tall Black Mini Deer fence PVC coated
4 Privet (heavy)
6 English lavender
9 KARLEY ROSE FOUNTAIN GRASS 1GAL
6 Hydrangea- Snow White fantasy
Natural Stone Firepit w/ Bluestone cap
4' Diameter 24" High
Cavelton Stone

LIGHTING KEY
APP TK3 TORCH
APP UPLIGHT
APP PATHLIGHT

KNIGHT RESIDENCE 60 NOBADEER ROAD M&P 88 – 10

ADDENDUM TO KNIGHT RESIDENCE HARDSCAPING PLAN

[] PATIOS & PATHWAYS: (SEE PLAN)

BLUESTONE PAVERS SET IN RUNNING BOND PATTERN

SOUTH/WEST: 710 SQUARE FEET

NORTHERLY: 440 SQUARE FEET

[] STONE WALLS: (SEE PLAN)

CASELTON STONE: 100 LINEAR FEET, HEIGHT: 30 INCHES

[] CURBING: (SEE PLAN)

JUMBO GRANITE BELGIUM BLOCK PAVERS: 90 LINEAR FEET

[] DRIVEWAY SURFACING: WEST ELEVATION: PEASTONE FINISH

[] DEER FENCING: (BEHIND SHED)

BLACK VINYL COATED WIRE 6 FEET HIGH APPROX. 370 LINEAR FEET

MISCELLANEOUS:

[] FIREPITS (2) (SEE PLAN)

WOODBURNING, 4 FOOT DIAMETER, 24 INCHES HIGH

NATURAL STONE BASE WITH BLUESTONE CAP

[] LANDSCAPE BOULDERS: NATURAL STONE, VARYING SIZES

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE
COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Mark Poor dba Permits Plus, inc

AS AGENT FOR Marc Knight

STREET ADDRESS 60 Nobadeer Ave

MAP/PARCEL 88 -10

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

August 14, 2024

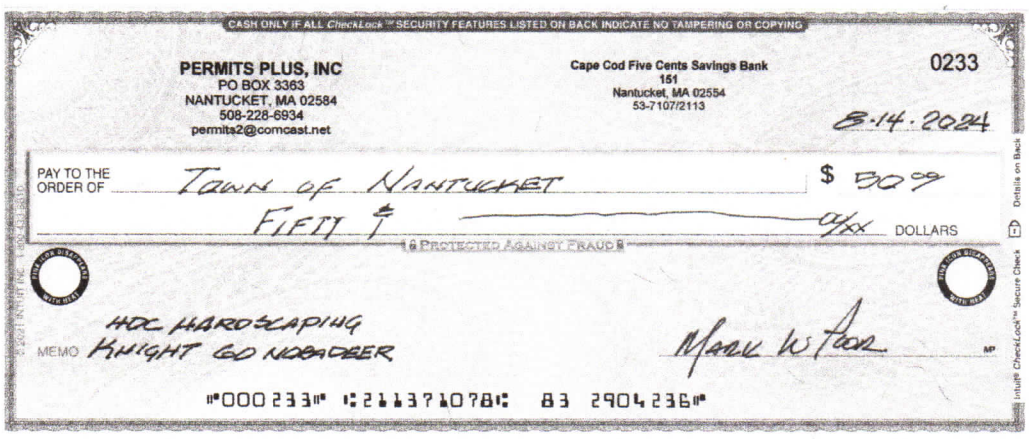
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Mark W. Poor — Signature

August 13, 2024 — Date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PERMITS PLUS, INC
PO BOX 3363
NANTUCKET, MA 02584
508-228-6934
permits2@comcast.net

Cape Cod Five Cents Savings Bank
151
Nantucket, MA 02554
53-7107/2113

0233

8.14.2024

PAY TO THE ORDER OF Town of Nantucket $ 50.00

Fifty & xx/xx DOLLARS

PROTECTED AGAINST FRAUD

MEMO HDC Hardscaping Knight GO NOBADDER

Mark W Poor

"000233" ⑆211371078⑆ 83 2904236"

Details on Back

Intuit CheckLock™ Secure Check

PERMITS PLUS, INC 0233

PERMITS PLUS, INC 0233

PAYMENT RECORD

105291

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

KNIGHT NEW BUSINESS HARDSCAPING

REQUIRED WITH ALL APPLICATIONS:

✓ 1. Completed Application Form: Description of ALL work must be indicated on application form.

✓ 2. Property Owner's Signature: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. Application Fee: See back of application for fee schedule or call the office.

✓ 4. Locus Map (3 copies): Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. Site Plan (3 Copies): must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. 8-1/2" x 11" Copies of ALL Application Materials: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. Photographs: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. Electronic submission: All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. Exterior Elevations and Floor Plans (3 copies): Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. As-Built Plans (1copy): of existing elevations

✓ 4. Hardscaping Plans (3 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. Door and Window Schedule (3 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

(initial to indicate read and understand) 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

N/A 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: - ------X--------X------X----- -------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
N/A	**Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board.** **Please note a COA is required prior to driveway access approval by the DPW.** **Refer to Zoning Bylaw 139-20.1B(2).**
✓	All documents MUST be legible. All sets MUST BE collated and stapled.
✓	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

✓	Signed Affidavit: see reverse side.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Mark W. Page, Agent Date: 8·14·2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 44 PARCEL N°. 75

Street & Number of Proposed Work: 25 NORTH PASTURE LA

Owner of record: 25 N PASTURE ALK LLC % TRAYWICK

Mailing Address: BOX 216

W. WYANNISPORT, MA 02672

Contact Phone #: 508 260 4257 E-mail: SAMUEL.LIAT @ YAHOO.COM

AGENT INFORMATION (if applicable)

Name: PERMITS PLUS, INC JAMES P. GOLDEN ARCH

Mailing Address: BOX 3363

NANTUCKET, MA 02584

Contact Phone #: 508 228 6913 E-mail: 401 413 8073

PERMITS@COMCAST.NET JGOLDEN@JAMESGOLDEN.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED "MAIN DWELLING"

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 72'-0" Sq. Footage 1st floor: 2,882± SF. Decks/Patio: Size: 2,466 SF ☑ 1st floor ☐ 2nd floor

Width: 54'-10" Sq. footage 2nd floor: 1,423± SF Size: 212 SF ☐ 1st floor ☑ 2nd floor

Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North 2'-4"± South 8'-4"± East 1'-0"± West 1'-0"±

Height of ridge above final finish grade: North 27'-10" South 27'-10" East 27'-10" West 29'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 1'-0"± ☐ Block ☐ Block Parged ☐ Brick (type) _____ STONE CLADDING ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other STONE RIVER BLOCK, BOSTON BLEND

Roof Pitch: Main Mass 8.5 /12 Secondary Mass 10 /12 Dormer 4 /12 Other PORCH 4:12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer — Rough Opening — Size — Location —

Manufacturer — Rough Opening — Size — Location —

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 5" ϕ COPPER

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: — inches) Front ☐ — Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 12" Corner boards "COTTAGE" Frieze _____

Window Casing 5" Door Frame 5" Columns/Posts: Round _____ Square 12"

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☑ Other FIXED, AWNING

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 'A' SERIES

Doors* (type and material): ☐ TDL ☑ SDL Front WOOD Rear WOOD Side _____

Garage Door(s): Type — Material —

Hardscape materials: Driveways SHELL, CRUSHED Walkways BLUESTONE Walls BOSTON BLEND RIVEROCK

* Note: Complete door and window schedules are required.

COLORS

Sidewall WGS TO WEATHER Clapboard (if applicable) — Roof RED CEDAR, NATURAL

Trim WHITE Sash WHITE Doors HAMILTON BLUE

Deck LPE' Foundation STONEYARD BOSTON BLEND Fence — Shutters HAMILTON BLUE

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/14/2024 Signature of owner of record MARK W. POPE, AGENT (SEE "ACF" Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

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N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
44	74		HYMAN DEBRA B TRUSTEE	BAZOILLES NOMINEE TRUST	17 WOODY LANE	WESTPORT	CT	06880	21 N PASTURE I
44	76		MCDANIEL ANN		5409 ALBEMARLE ST	BETHESDA	MD	20816	27 N PASTURE I
44	82		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	23 N PASTURE I
44	92		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	61 N PASTURE I

Count: 4

7022 3330 0000 4112 3300

7022 3330 0000 4112 3317

7022 3330 0000 4112 3324

7022 3330 0000 4112 3300

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- Adult Signature Restricted Delivery $

Postage $0.73

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0056 09

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08/15/2024

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Street and Apt. No., or PO Box No.: 17 WOODY LANE
City, State, ZIP+4®: WESTPORT, CT 06880

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 3330 0000 4112 3324

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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.73

Total Postage and Fees $5.58

0056 09

Postmark Here

08/15/2024

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Street and Apt. No., or PO Box No.: P.O. BOX 13
City, State, ZIP+4®: NANTUCKET, MA 02554

7022 3330 0000 4112 3317

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Bethesda, MD 20816

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- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
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Total Postage and Fees $5.58

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TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER 25 N PASTURE ACK LLC c/o Samuel Traywick

MAILING ADDRESS BOX 216 WEST HYANNISPORT, MA 02672

PROPERTY LOCATION 25 North Pasture road

ASSESSORS MAP/PARCEL 44 - 75

SUBMITTED BY: permits@comcast.net

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

August 14, 2024
DATE

Mary L. Haley
ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Digitally signed by Mary L. Haley
Date: 2024.08.14 15:03:15 -04'00'

HISTORIC DISTRICT COMMISSION

37 WASHINGTON STREET
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508-228-7231 • FAX 508-325-7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 25 North Pasture road

Tax Map Number: 44 Parcel Number: 75

Owner of Record: 25 North Pasture ACK LLC c/o Samuel Traywick

Description of Proposed Work: Construct new primary dwelling, secondary dwelling pool and pool cabana

Anticipated HDC Submission Date: August 13, 2024

You have been identified either as an abutter to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a completed application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting, please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most HDC applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at (508) 228-7231.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
44	74		HYMAN DEBRA B TRUSTEE	BAZOILLES NOMINEE TRUST	17 WOODY LANE	WESTPORT	CT	06880	21 N PASTURE LN
44	76		MCDANIEL ANN		5409 ALBEMARLE ST	BETHESDA	MD	20816	27 N PASTURE LN
44	82		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	23 N PASTURE LN
44	92		NANTUCKET CONSERVATION FOUND I		PO BOX 13	NANTUCKET	MA	02554	61 N PASTURE LN
Count:	4								

7022 3330 0000 4112 3300

7022 3330 0000 4112 3317

7022 3330 0000 4112 3324

7022 3330 0000 4112 3300

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- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
$
Total Postage and Fees $5.58
$

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DEBRA B HYMAN TTE
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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- Adult Signature Restricted Delivery $

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$
Total Postage and Fees $5.58
$

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08/15/2024

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Bethesda, MD 20816

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- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.73
$
Total Postage and Fees $5.58
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City, State, ZIP+4®
BETHESDA, MD 20816

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dufra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MARK W POOR dba PERMITS PLUS, INC,

AS AGENT FOR 25 N. PASTUREACK,LLC

STREET ADDRESS 25 North Pasture road

MAP/PARCEL 44 - 75

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

AUGUST 16, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Mark W. Poor — AUGUST 16, 2024

Signature — Date

AGENT CONSENT FORM:

OWNERSHIP INFORMATION:

NAME: 25 North Pasture ACK LLC c/o S. TRAYWICK **DATE:** AUGUST 16, 2024

ADDRESS: BOX 216 WEST HYANNISPORT, MA 02672

PHONE NUMBER: 508 260-4257 **CELL:** 508 260-4257 5083604257

LOCUS: 25 North Pasture road **MAP & PARCEL** 44-75

I hereby authorize Permits Plus, Inc. to act on my behalf with regards to filings before the Town of Nantucket with regards to approvals and permitting related to the LOCUS represented above.

Remarks: NONE

Date: AUGUST 16, 2024

Signature: _____ **Print name:** SAM TRAYWICK

Email address: samuelclay@yahoo.com Samualclay@yahoo.com

PERMITS PLUS, INC. & MWP DESIGN

Mark W. Poor
P. O. BOX 3363 || 8 DEER RUN ROAD
Office Phone: 508-228-6913
Email: permits@comcast.net

Ann L. Bissinger
|| NANTUCKET, MA 02584
Cell Phone: 508-280-6931

Cover C

25 NORTH PASTURE ACK LLC
MAIN HOUSE

HDC

August 2nd, 2024

25 NORTH PASTURE ACK LLC
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jgolden@jamesgoldenarc.com
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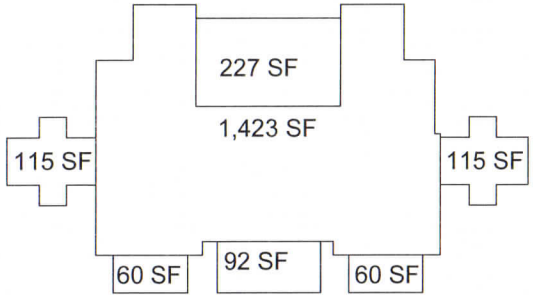
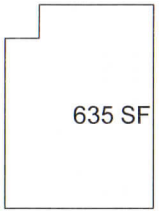
August 9th, 2024

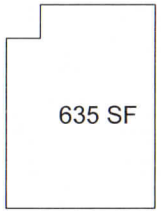
MAIN HOUSE - SECOND FLOOR



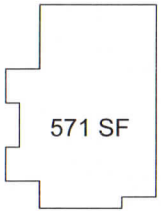
CARRIAGE HOUSE - LOWER FLOOR



CARRIAGE HOUSE - FIRST FLOOR

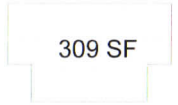


CARRIAGE HOUSE - UPPER FLOOR

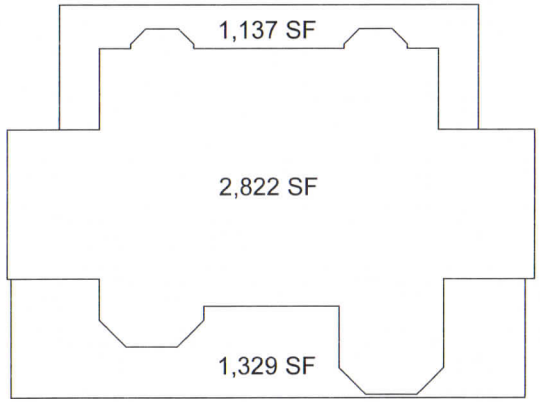


a0 PROPOSED AREA CALCULATIONS

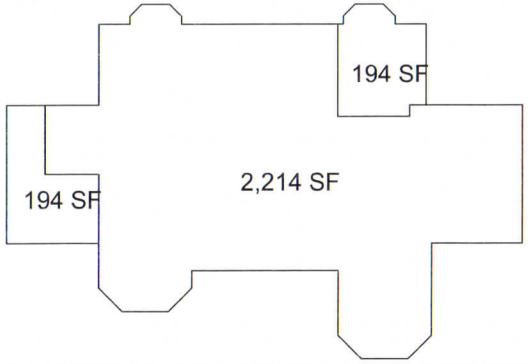
POOL CABANA



MAIN HOUSE - FIRST FLOOR



MAIN HOUSE - LOWER LEVEL



MAIN HOUSE

First Floor Living:	2,822 SF
Second Floor Living:	1,159 SF
Total Above Ground Living:	3,981 SF AGL
Lower Level Living:	2,214 SF
Lower Level Utility:	388 SF
Second Floor Open to below:	721 SF
Covered Porches:	2,466 SF
Decks:	120 SF

CARRIAGE HOUSE:

Lower Level Living:	85 SF
First Floor Living:	635 SF
Second Floor Living:	571 SF
Total:	1,291 SF
Garage:	550 SF
Covered Deck:	275 SF
Deck:	275 SF

POOL CABANA:

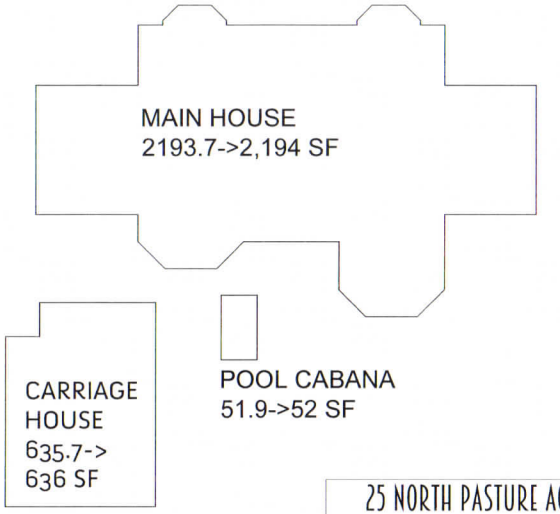
Total:	52 SF

ALLOWABLE LOT COVERAGE

41,642 SF X 7% = 2,914.94-> **2,915 SF** **(7%)**

PROPOSED LOT COVERAGE

MAIN HOUSE:	2,194 SF	(5.27 %)
CARRIAGE HOUSE:	636 SF	(1.53 %)
POOL CABANA:	52 SF	(0.13 %)
TOTAL:	2,882 SF	(6.93%)



25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT
jamesjgolden.com
401.413.8073
jgolden@jamesjgolden.com

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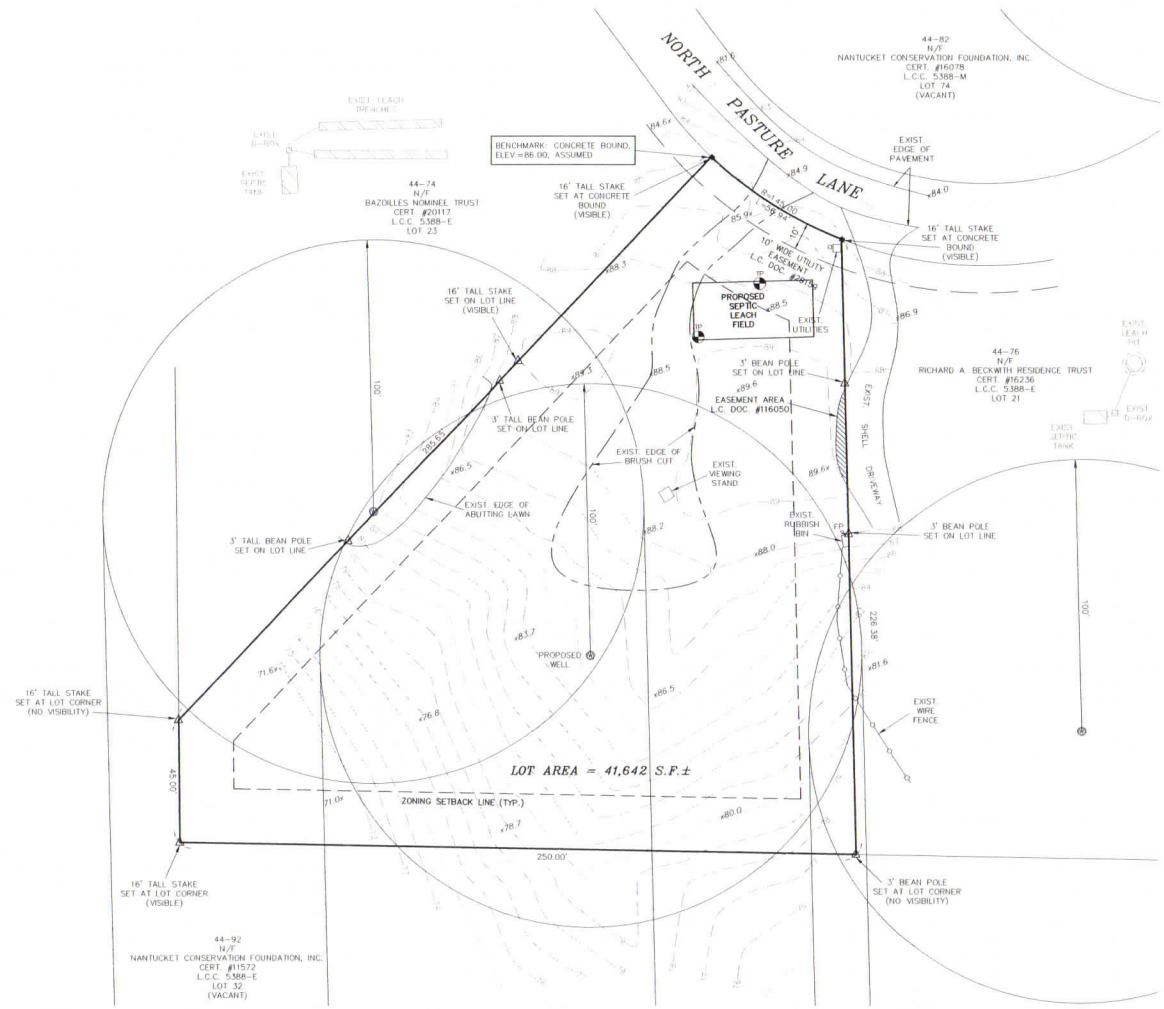
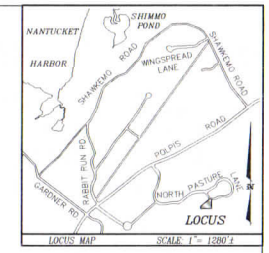
August 9th, 2024

CURRENT ZONING CLASSIFICATION
Limited Use General 3 (L.U.G.-3)

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER % : 3%





OWNER INFORMATION

TWENTY-FIVE NORTH PASTURE NOMINEE TRUST
RICHARD E. BECKWITH, TRUSTEE
CERT. OF TITLE #18182
L.C.C. 5388-E, LOT 22
ASSESSOR'S MAP 44, PARCEL 75
#25 NORTH PASTURE LANE

LEGEND

- ■ DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- 80 DENOTES EXIST. GRADE CONTOUR LINE
- x86.5 DENOTES EXIST. GRADE SPOT ELEVATION
- FP DENOTES EXIST. FLAG POLE
- ⊗ DENOTES EXIST. WELL

DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2

NOTE: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT AND A FIELD SURVEY.

Existing Conditions Site Plan of Land

in

Nantucket, Mass.

Prepared for

CHAD GIFFORD
BETSY MORGAN

Scale: 1"= 20' AUGUST 23, 2012

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

T:\ADAM 25 JOB 50
V:\DRAWFILES\B7618\SP.dwg 10/3/2012 8:25:26 AM EDT

B7618

isp2

EXISTING CONDITIONS SITE PHOTOGRAPHS





1



2



5



6



3



4

1 ILLUSTRATIVE SITE PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT

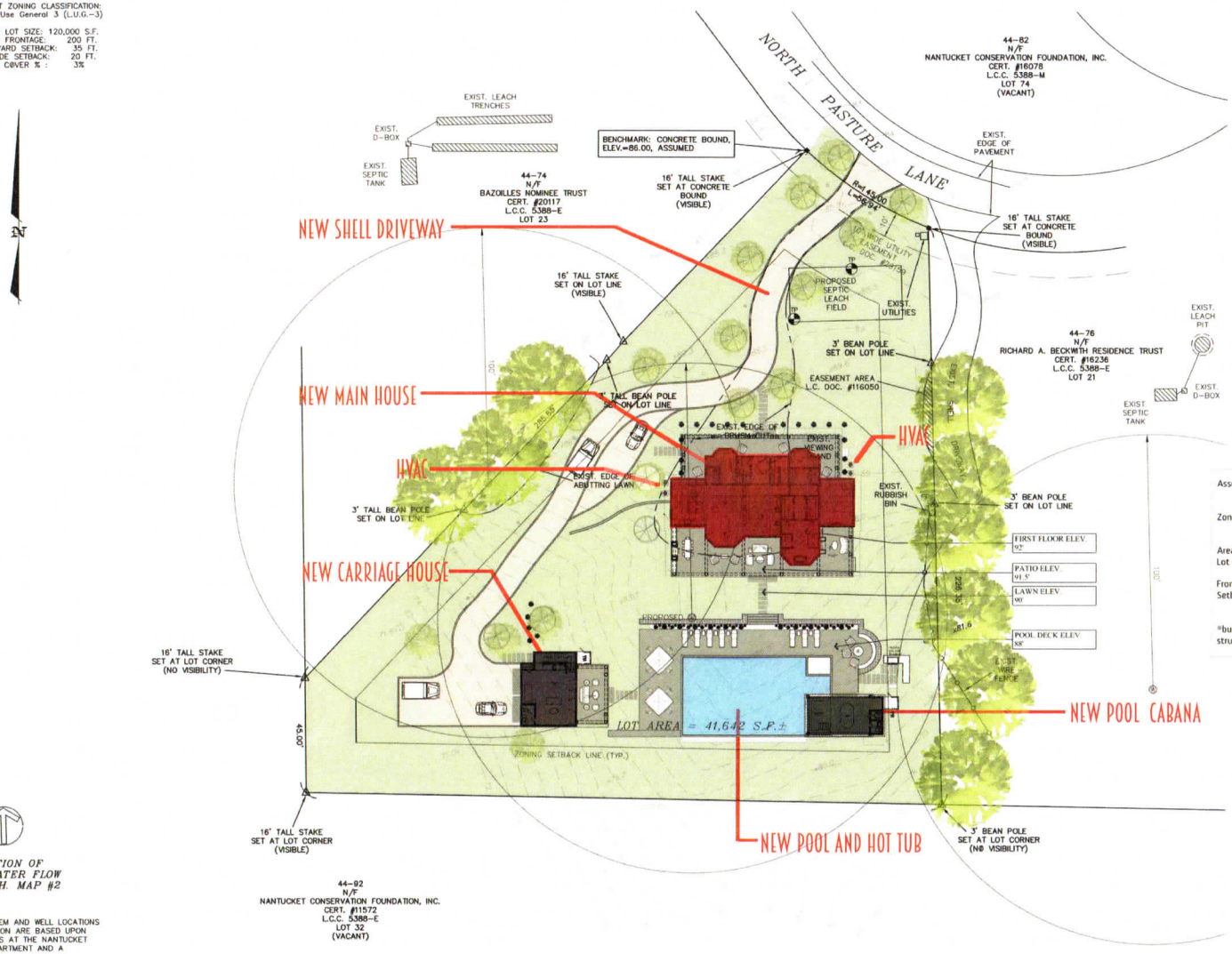
jamespgolden.com
401.419.9073
jgolden@jamespgolden.com
copyright 2024

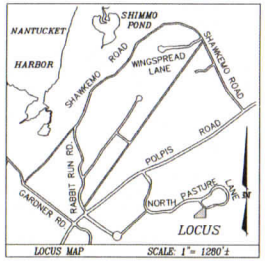
August 9th, 2024

ILLUSTRATIVE SITE PLAN

CURRENT ZONING CLASSIFICATION:
Limited Use General 3 (L.U.G.-3)

MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT.
FRONT YARD SETBACK: 35 FT.
REAR/SIDE SETBACK: 20 FT.
GROUND COVER % : 3%





LOCUS MAP SCALE: 1"= 1280'±

OWNER INFORMATION

TWENTY-FIVE NORTH PASTURE NOMINEE TRUST
RICHARD E. BECKWITH, TRUSTEE
CERT. OF TITLE #18182
L.C.C. 5388-E, LOT 22
ASSESSOR'S MAP 44, PARCEL 75
#25 NORTH PASTURE LANE

LEGEND

- DENOTES CONCRETE BOUND WITH DRILLHOLE FOUND
- DENOTES EXIST. GRADE CONTOUR LINE
- x86.5 DENOTES EXIST. GRADE SPOT ELEVATION
- FP DENOTES EXIST. FLAG POLE
- DENOTES EXIST. WELL

Assessors	Map: 44 Deed Ref: C24412/0	Parcel: 75 Lot 22		Plan 5388E
Zone	LUG-3			
Area Lot Ground Coverage	10,000 min. 7%		.95 acre = 41,642 SF 41,642 SF x .07 = 2,914.94 SF	
Frontage Setbacks	20' Front 15'	Side 10'	Rear 10'	Height 30'

*building height is taken from the average mean grade level to the top of the structural beam or joists of the uppermost story 240-24.1.5.4.a

DIRECTION OF GROUNDWATER FLOW PER H.W.H. MAP #2

NOTE: SEPTIC SYSTEM AND WELL LOCATIONS SHOWN HEREON ARE BASED UPON RECORD FILES AT THE NANTUCKET HEALTH DEPARTMENT AND A FIELD SURVEY.

1 ILLUSTRATIVE SITE PLAN

Existing Conditions Site Plan of Land in Nantucket, Mass. Prepared for CHAD GIFFORD BETSY MORGAN

Scale: 1"= 20' AUGUST 23, 2012

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 EAST CHESTNUT STREET
NANTUCKET, MASS. 02554
(508) 228-9026

RESIDENCE AT 25 NORTH PASTURE

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August 1st, 2024

a2.0
Proposed Exterior Elevations



1 NORTH EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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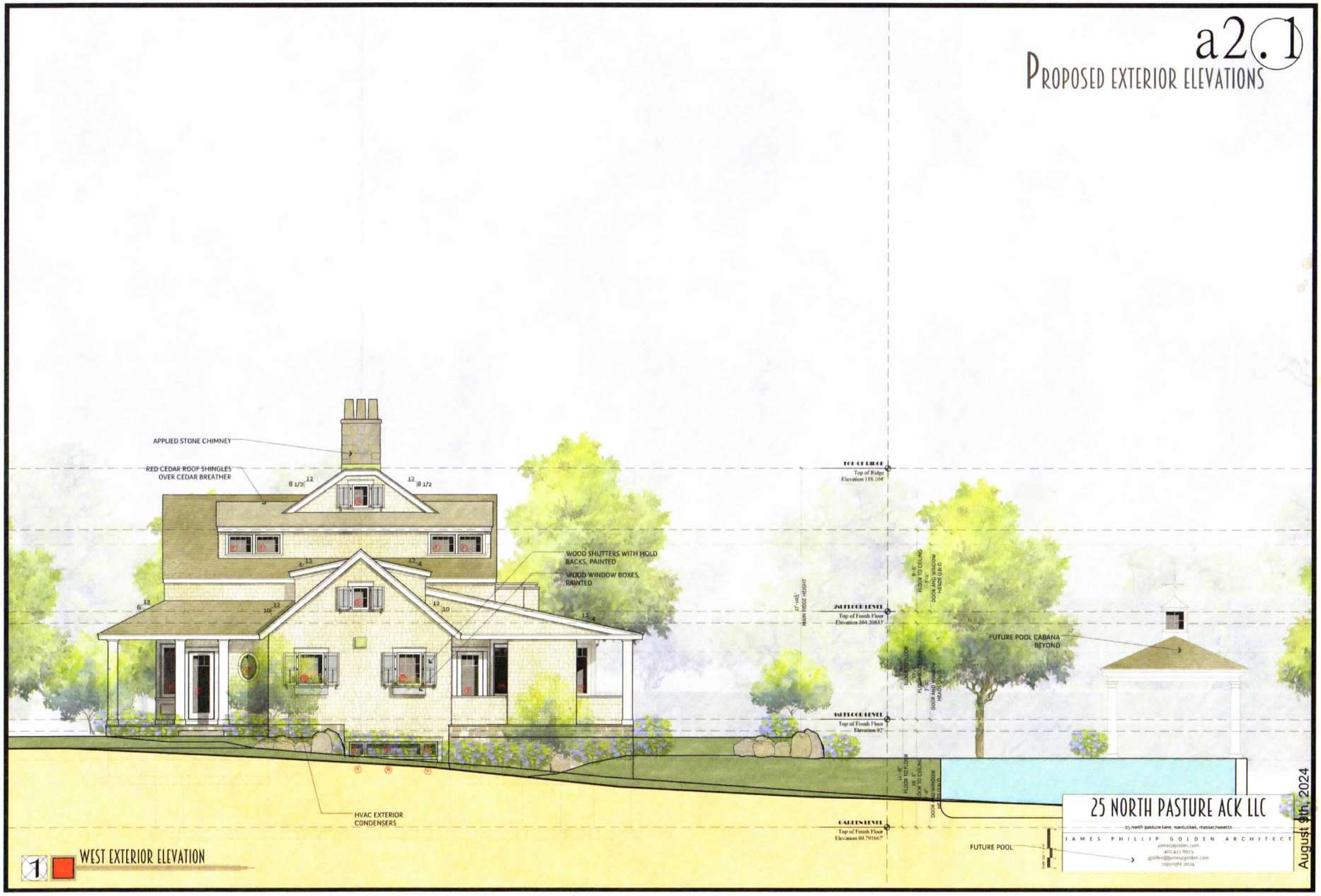
a2.1
Proposed Exterior Elevations



1 WEST EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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August 9th, 2024

a2.2
Proposed Exterior Elevations



1 SOUTH EXTERIOR ELEVATION

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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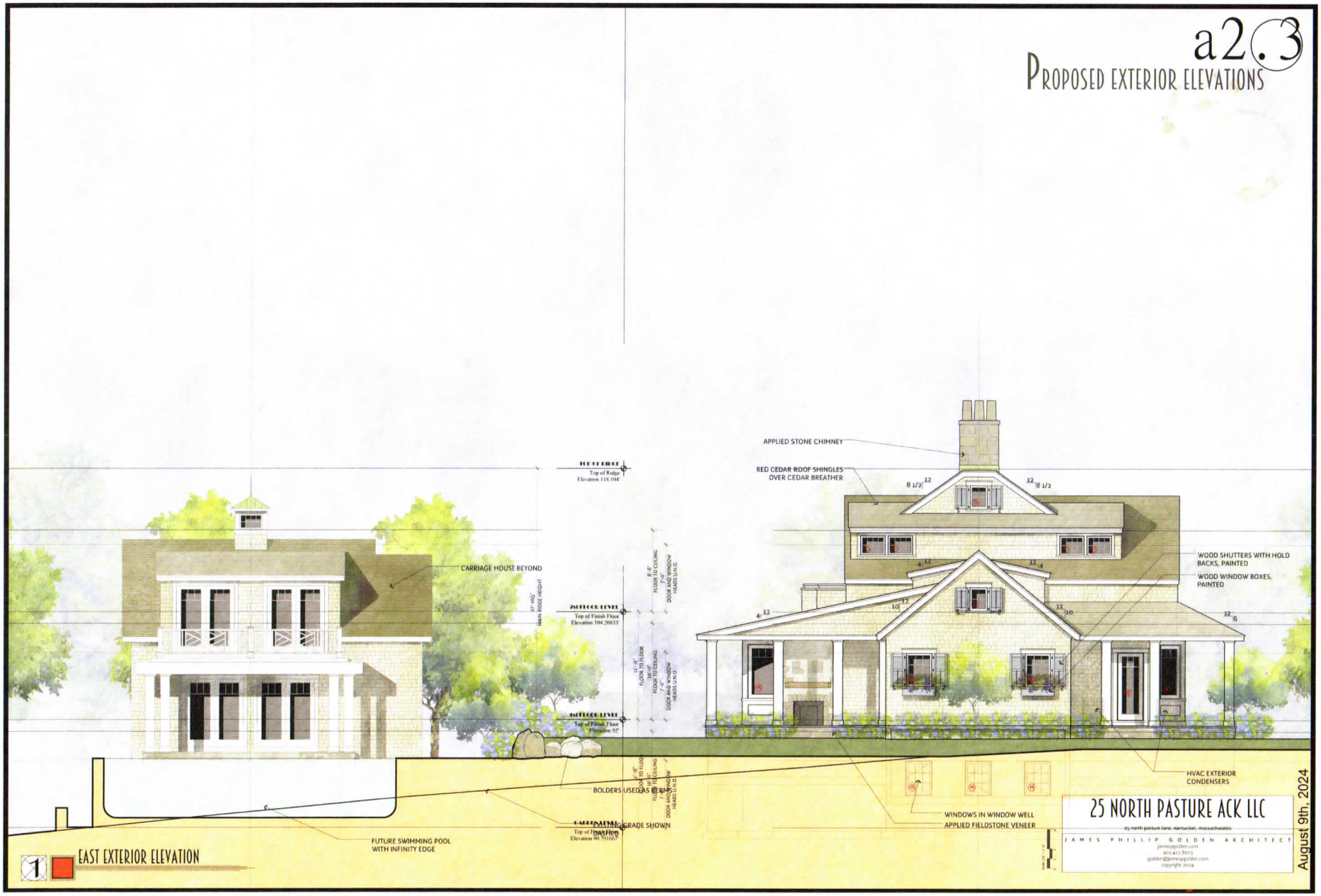
August 9th, 2024

a2.3
Proposed exterior elevations



25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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jgolden@jamesgolden.com

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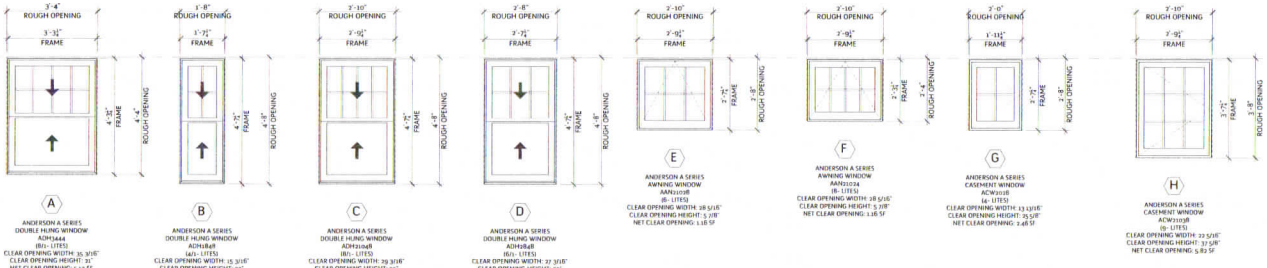
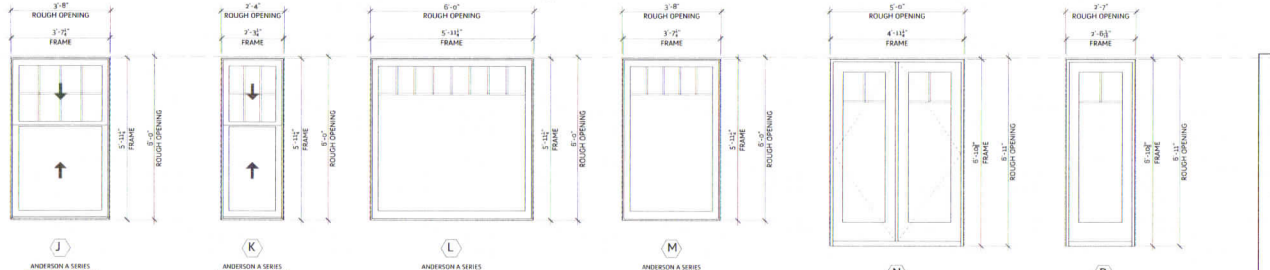
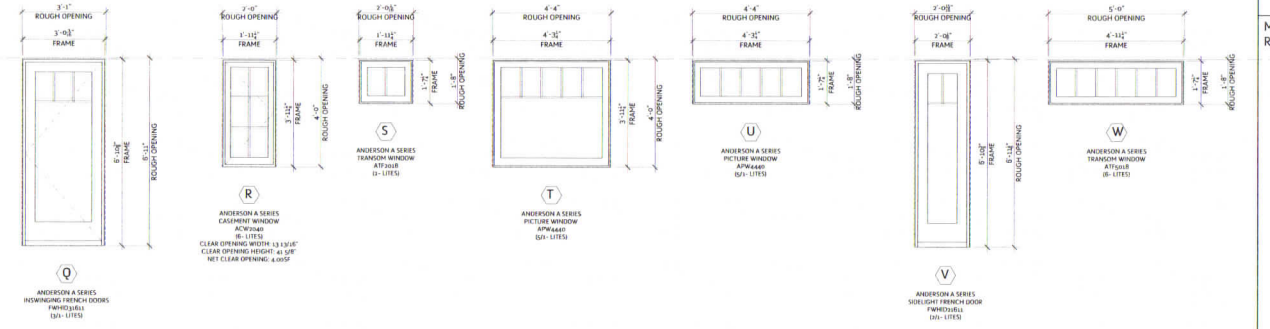
August 9th, 2024

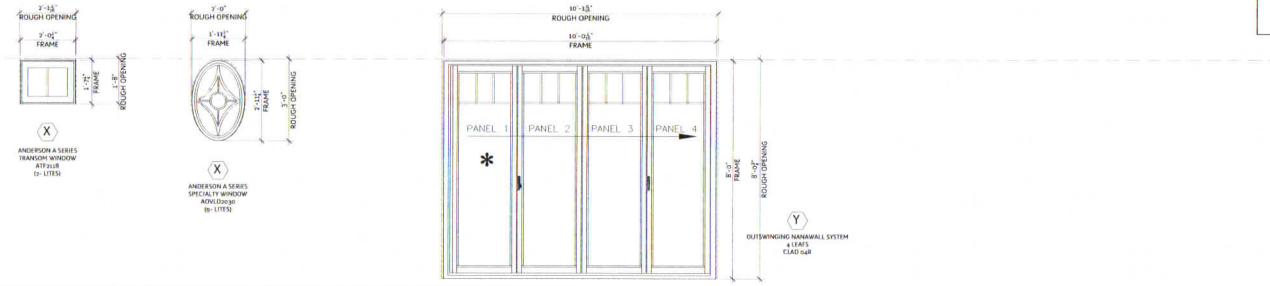
a4.0

PROPOSED WINDOW SCHEDULE









WINDOW SCHEDULE GENERAL NOTES:

ALL WINDOWS AND DOORS TO COMPLY WITH THE INTERNATIONAL BUILDING CODE 9TH EDITION

ALL HEAD HEIGHTS TO BE VERIFIED IN FIELD WITH EXISTING CONDITIONS AND COORDINATED WITH ARCHITECT

PROVIDE TEMPERED GLASS AT ALL DOORS AND AT WINDOWS WHERE REQUIRED BY CODE

PROVIDE SHOP DRAWINGS FOR ALL CUSTOM WINDOWS

WINDOWS AND DOORS TO BE ANDERSON A SERIES

WINDOW SPECIFICATIONS:
- 6 9/16" EXTENSION JAMBS
- 7/8" SDL WITH SPACER BAR
- INSULATING CLEAR GLASS WITH LOW E II - ARGON FILLED

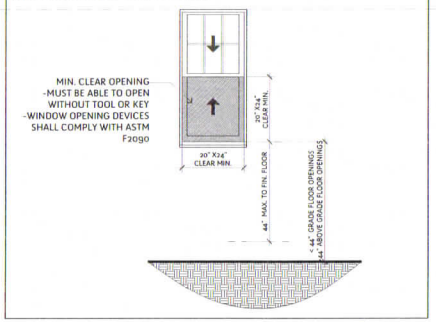
WINDOWS:
- PROVIDE BASIC UNIT WITH WB061 PROFILE PROJECTED SILL
- SASH LOCKS: STANDARD LOCKS - OIL RUBBED BRONZE FINISH
- SCREENS: STANDARD CHARCOAL FIBERGLASS - HALF SCREEN
- HARDWARE: 3-POINT LOCKING MECHANISM - OIL RUBBED BRONZE (TBD. USE FOR PRICING PURPOSES)
  ADJUSTABLE HINGES - OIL RUBBED BRONZE (TBD. USE FOR PRICING PURPOSES)
- SIMULATED DIVIDED LITES
- SILLS: BRIGE ULTREX SILLS

⬡ INDICATES TEMPERED WINDOW. SEE FLOOR PLANS

⬡ INDICATES STAINED ROOM - VERIFY BEFORE PLACING ORDER. TYPICAL

Ⓘ & Ⓞ Not used for Clarity

MASSACHUSETTS BUILDING CODE- R310.2.1 MINIMUM OPENING AREA



25 NORTH PASTURE ACK LLC
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401.413.8073
jpgolden@jamesjpgolden.com

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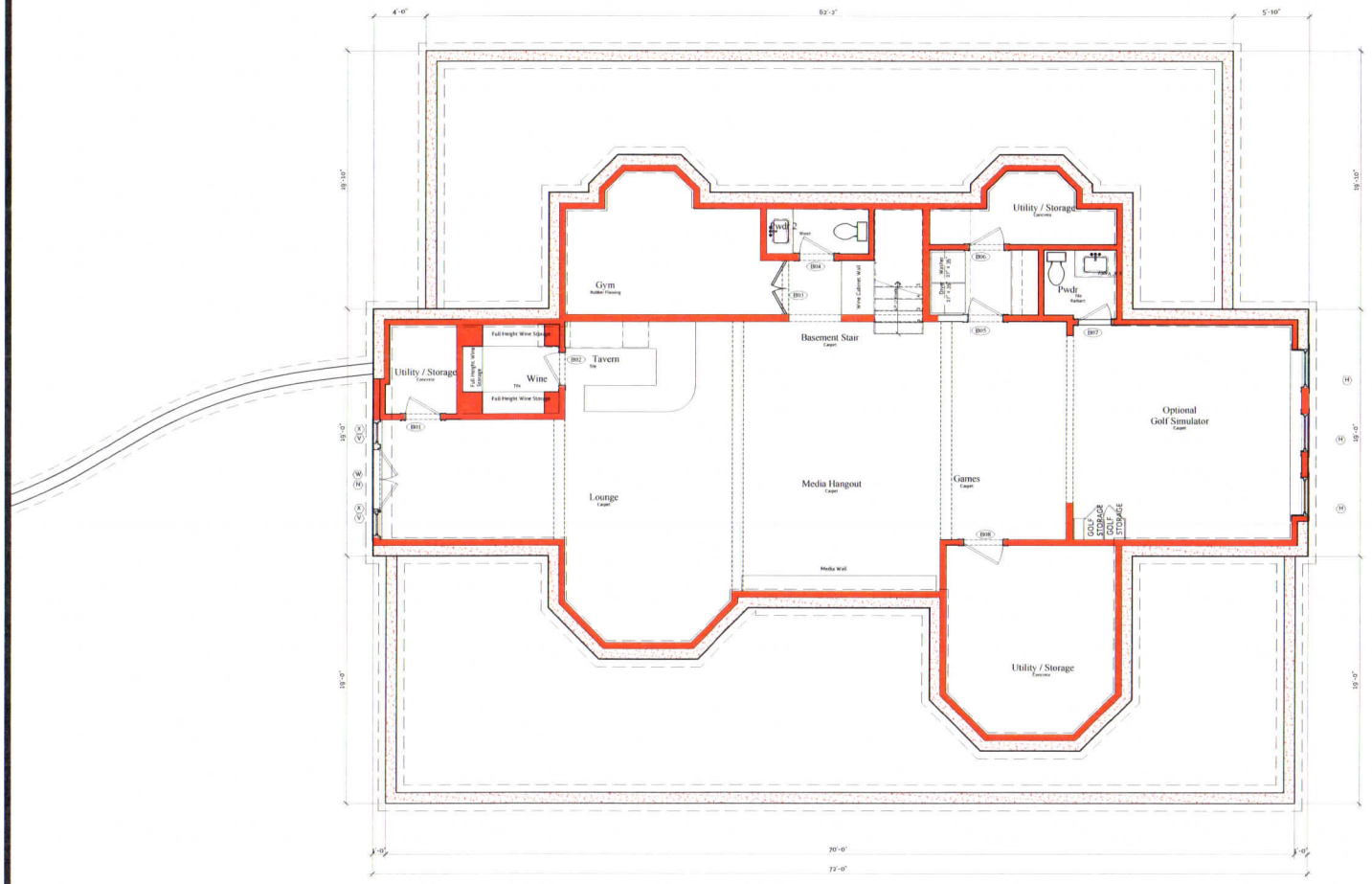
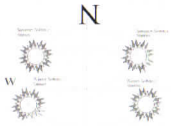
August 9th, 2024

a1.0

Proposed Garden Level Floor Plan





1 GARDEN LEVEL PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

JAMES PHILLIP GOLDEN ARCHITECT
jamesgolden.com
401.413.8073
jgolden@jamesgolden.com

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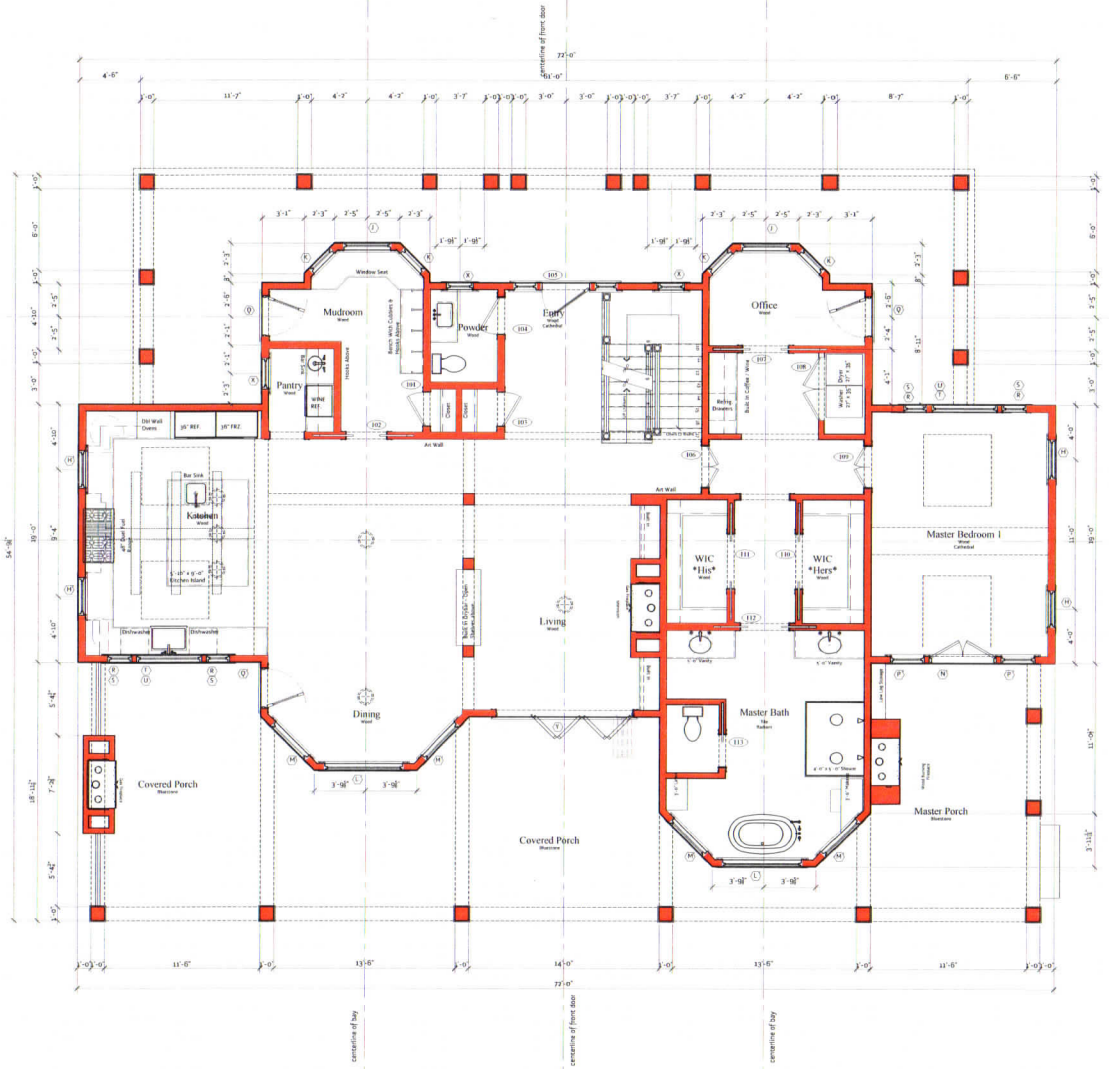
a1.1
Proposed First Floor Plan



N

1 FIRST FLOOR PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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jgolden@jamesgolden.com

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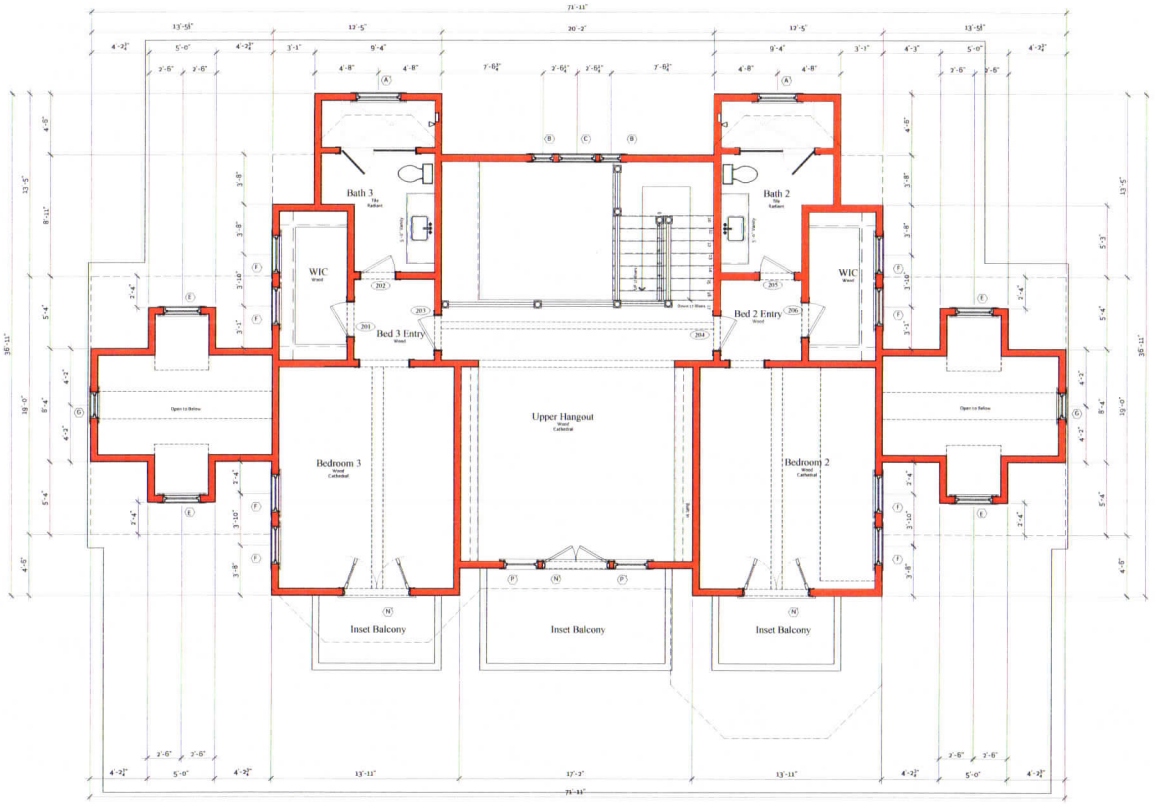
a1.2
Proposed upper floor plan



N

1 SECOND FLOOR PLAN

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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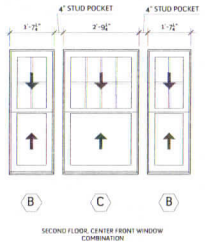
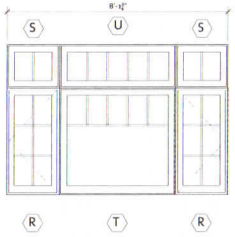
a4.1

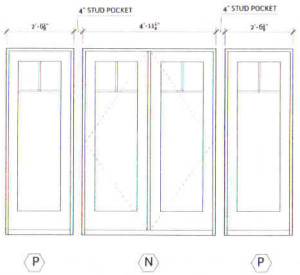
Proposed window combination schedule and exterior door types exterior trim



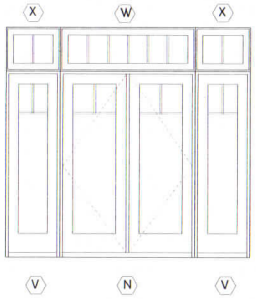
SECOND FLOOR, CENTER FRONT WINDOW COMBINATION



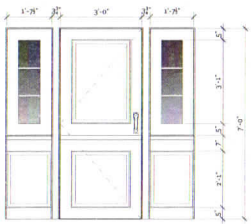
FIRST FLOOR MASTER AND FIRST FLOOR KITCHEN COMBINATION

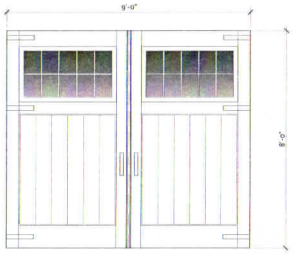


SECOND FLOOR REAR CENTER COMBINATION
FIRST FLOOR MASTER COMBINATION

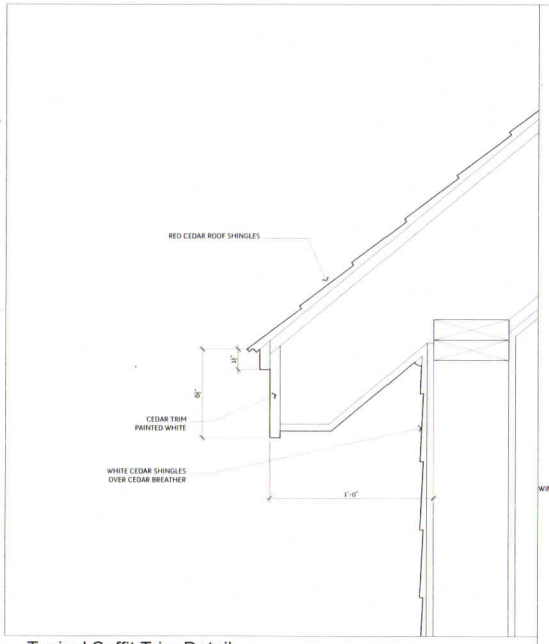


GARDEN LEVEL DOOR COMBINATION

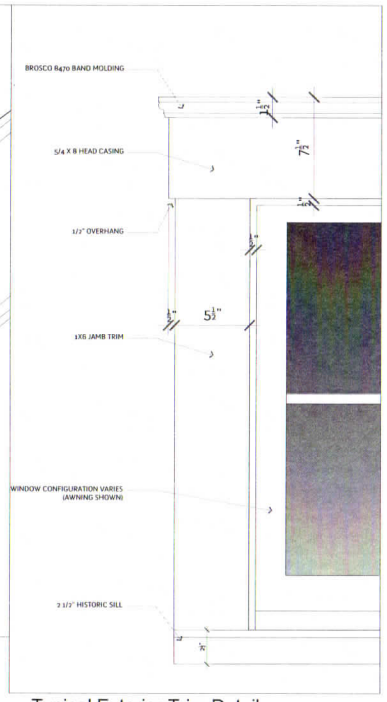

OUTSWINGING MANAWALL SYSTEM
4 LEAFS
CLAD ext


OVERHEAD GARAGE DOORS
20 LIGHTS


MAN DOORS
6 LIGHTS



Typical Soffit Trim Detail:
3" = 1'-0"



Typical Exterior Trim Detail:
3" = 1'-0"

25 NORTH PASTURE ACK LLC

25 north pasture lane, nantucket, massachusetts

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August 9th, 2024



stoneyard
boston blend river rock

Nantucket Historic District Commission
Approvable Colors

Hamilton Blue.....PMS 5415

shutters / doors / windowboxes painted



red cedar roof to weather

white cedar walls to weather

bluestone walk

crushed shell driveway



typical exterior trim

cottage corners

25 NORTH PASTURE ACK LLC
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August 9th, 2024

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

Full Size	8.5x11	Digital File	
☑	☑	☑	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
☑	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
☑	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
☑	☑	☑	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	☑	☑	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	☑		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
	☑	☑	7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		☐	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
☑	☑	☑	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
☑	☑	☑	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	☑	☑	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	☑	☑	This Checklist + Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 303/4

Street & Number of Proposed Work: 8 Maple Lane

Owner of record: Stephen + Kathy Lasota

Mailing Address: 610 Fairway Terrace
Naples, FL 34103

Contact Phone #: 203 257 2610 E-mail: LasotaK4@gmail.com

AGENT INFORMATION (if applicable)

Name: Khristopher Meyer

Mailing Address: 2A Blueberry Lane
Nantucket MA 02554

Contact Phone #: 508 525 5500 E-mail: KrisMeyer@dreamhomemidlife.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $677.20

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 71 Sq. Footage 1st floor: 2052
Width: 54 Sq. footage 2nd floor: 1334
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8x37 ☒ 1st floor ☐ 2nd floor
Size: 17x30 ☒ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 26' South 26' East 26' West 26'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9-12" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 6+9 /12 Dormer 5 /12 + 4/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles All ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other White
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other white
C. Dimensions: Fascia 8 Rake 4/8 Soffit (Overhang) 8 Corner boards 6" Frieze 8
Window Casing 5 1/4 Door Frame 10/6 Columns/Posts: Round _____ Square 8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other And 400
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer And. 400

Doors* (type and material): ☐ TDL ☒ SDL Front Millikan Millwork Rear Millikan Millwork Side Millikan Millwork/And 400

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Shell Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WT W Cedar Shingles
Trim White
Deck Mahogany
Clapboard (if applicable) —
Sash White
Foundation Grey
Roof Red Cedar
Doors White
Fence —
Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

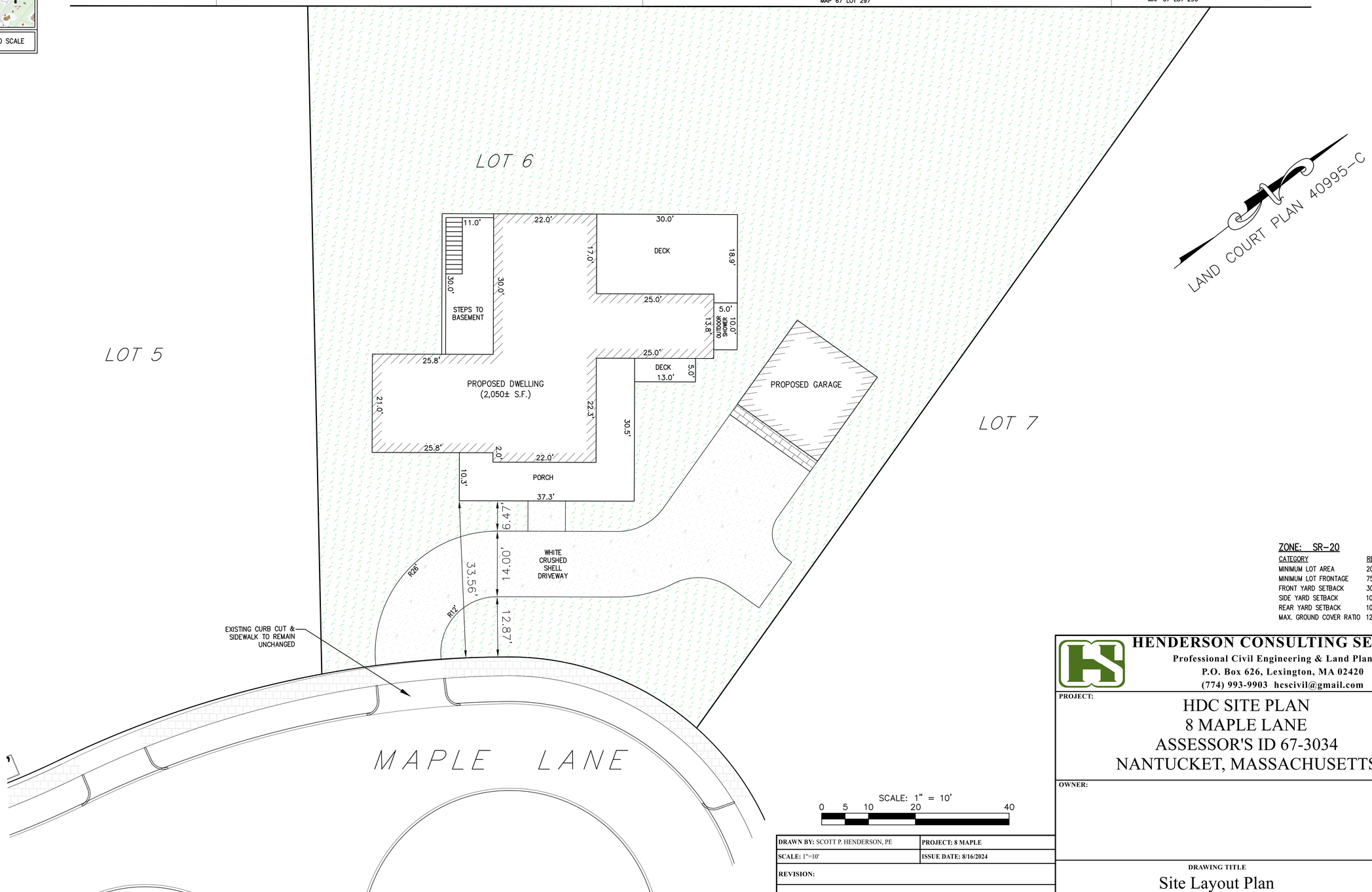
Date 8/17/24 Signature of owner of record /Kathy Lasota Signed under penalties of perjury



LOCUS MAP SCALE: NOT TO SCALE

PLAN NOTES

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON MAY 17, 2021 AND AUGUST 11, 2021 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0089 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN IS FOR HDC PERMITTING PURPOSES ONLY AND SHOULD NOT BE UTILIZED FOR CONSTRUCTION PERMITS.



ZONE: SR–20

CATEGORY	REQUIRED
MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	30 FT.
SIDE YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	12.5% (2,500 S.F.)

HENDERSON CONSULTING SERVICES
Professional Civil Engineering & Land Planning
P.O. Box 626, Lexington, MA 02420
(774) 993-9903 hcscivil@gmail.com

PROJECT:

HDC SITE PLAN
8 MAPLE LANE
ASSESSOR'S ID 67-3034
NANTUCKET, MASSACHUSETTS

OWNER:

DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 8 MAPLE
SCALE: 1"=10'	ISSUE DATE: 8/16/2024
REVISION:	
REVISION:	

DRAWING TITLE
Site Layout Plan

SHEET #
1 of 1

FRONT ELEVATION SOUTHEAST



REAR ELEVATION NORTHWEST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45283
2-STORY

TITLE:
ELEVATIONS

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
ELEV-

LEFT ELEVATION SOUTHWEST



RIGHT ELEVATION NORTHEAST



NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
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ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

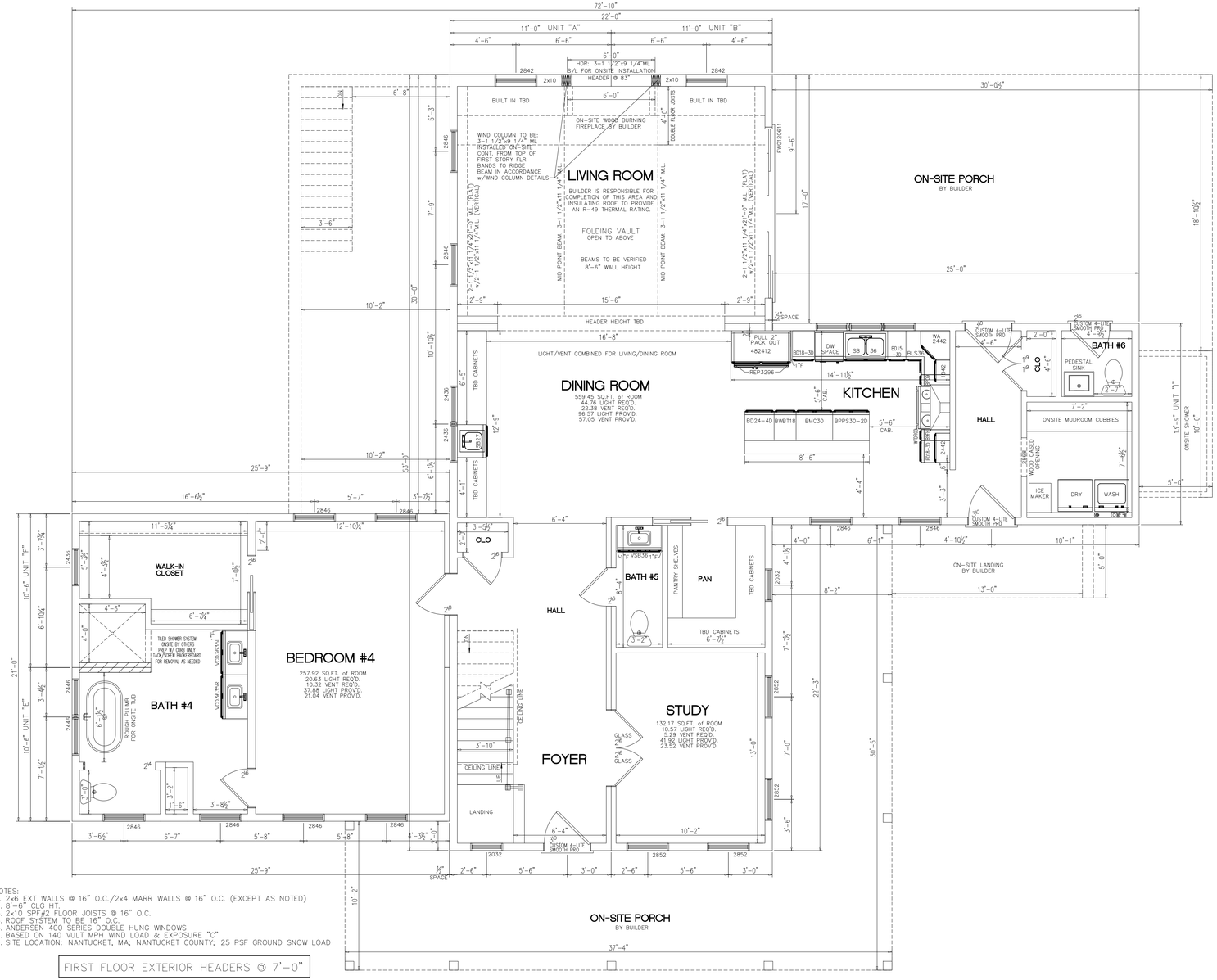
PROJECT:
45283
2-STORY

TITLE:
ELEVATIONS

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
ELEV- (2)

FIRST FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

FIRST FLOOR EXTERIOR HEADERS @ 7'-0"

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

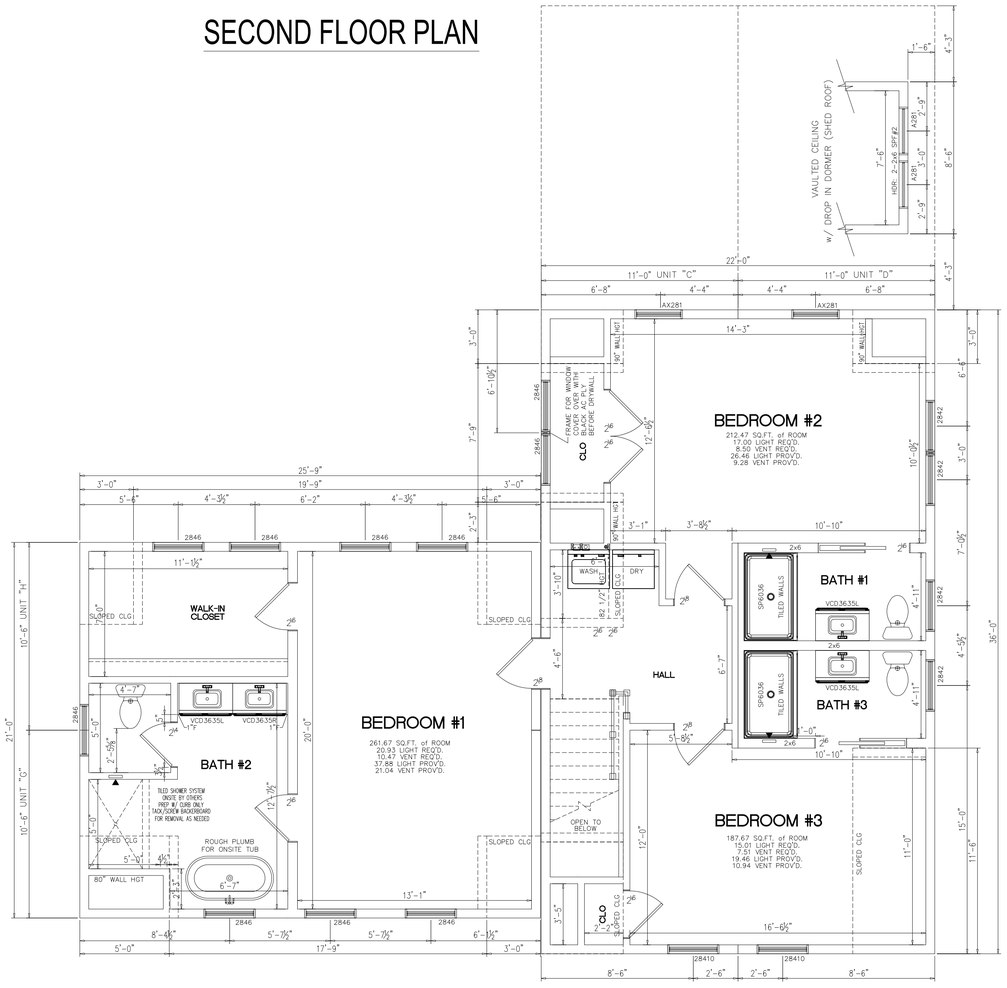
PROJECT:
45283
2-STORY

TITLE:
1ST FLOOR PLAN

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
PLAN -

SECOND FLOOR PLAN



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2. 8'-6" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS

SQUARE FOOTAGE:

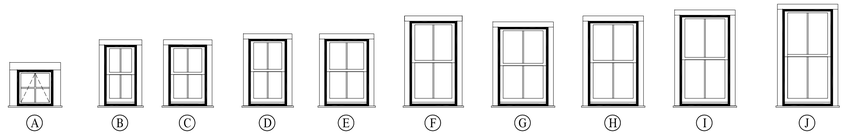
FIRST FLOOR:	2,052	SQ. FT.
SECOND FLOOR:	1,334	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	3,386	SQ. FT.
OVERALL SIZE	53' x 72'-10"	
MODEL:	2-STORY	

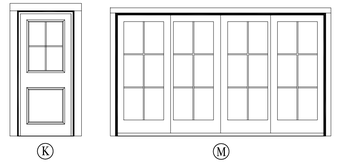
DOOR/WINDOW SCHEDULE

DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
A21	A	24 5/8" x 24 5/8"	ANDERSEN 400	AWNING	.30	4.0	2.6	.09
1832	B	22 1/8" x 40 7/8"	ANDERSEN 400	DH WINDOW	.30	6.14	3.32	2.03
2032	C	26 1/8" x 40 7/8"	ANDERSEN 400	DH WINDOW	.31	7.27	4.21	2.45
2036	D	26 1/8" x 44 7/8"	ANDERSEN 400	DH WINDOW	.31	7.98	4.73	2.69
2436	E	30 1/8" x 44 7/8"	ANDERSEN 400	DH WINDOW	.30	9.23	5.73	3.18
2446	F	30 1/8" x 56 7/8"	ANDERSEN 400	DH WINDOW	.31	11.70	7.65	4.39
2842	G	34 1/8" x 52 7/8"	ANDERSEN 400	DH WINDOW	.31	12.34	8.23	4.64
2846	H	34 1/8" x 56 7/8"	ANDERSEN 400	DH WINDOW	.30	13.28	8.98	5.07
28410	I	34 1/8" x 60 7/8"	ANDERSEN 400	DH WINDOW	.30	14.21	9.73	5.47
2852	J	34 1/8" x 64 7/8"	ANDERSEN 400	DH WINDOW	.30	15.14	10.48	5.88
A281	N	32" x 24 5/8"	ANDERSEN 400	AWNING	.30	5.3	3.7	1.2
DOORS								
3/0 CUSTOM	K	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" 4-LITE DOOR	.16	22.3	5.16	19.26
FWG120611-4	M	141 3/4" x 83"	ANDERSEN	GLIDING PATIO DOOR	.31	80.66	49.71	30.89





8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

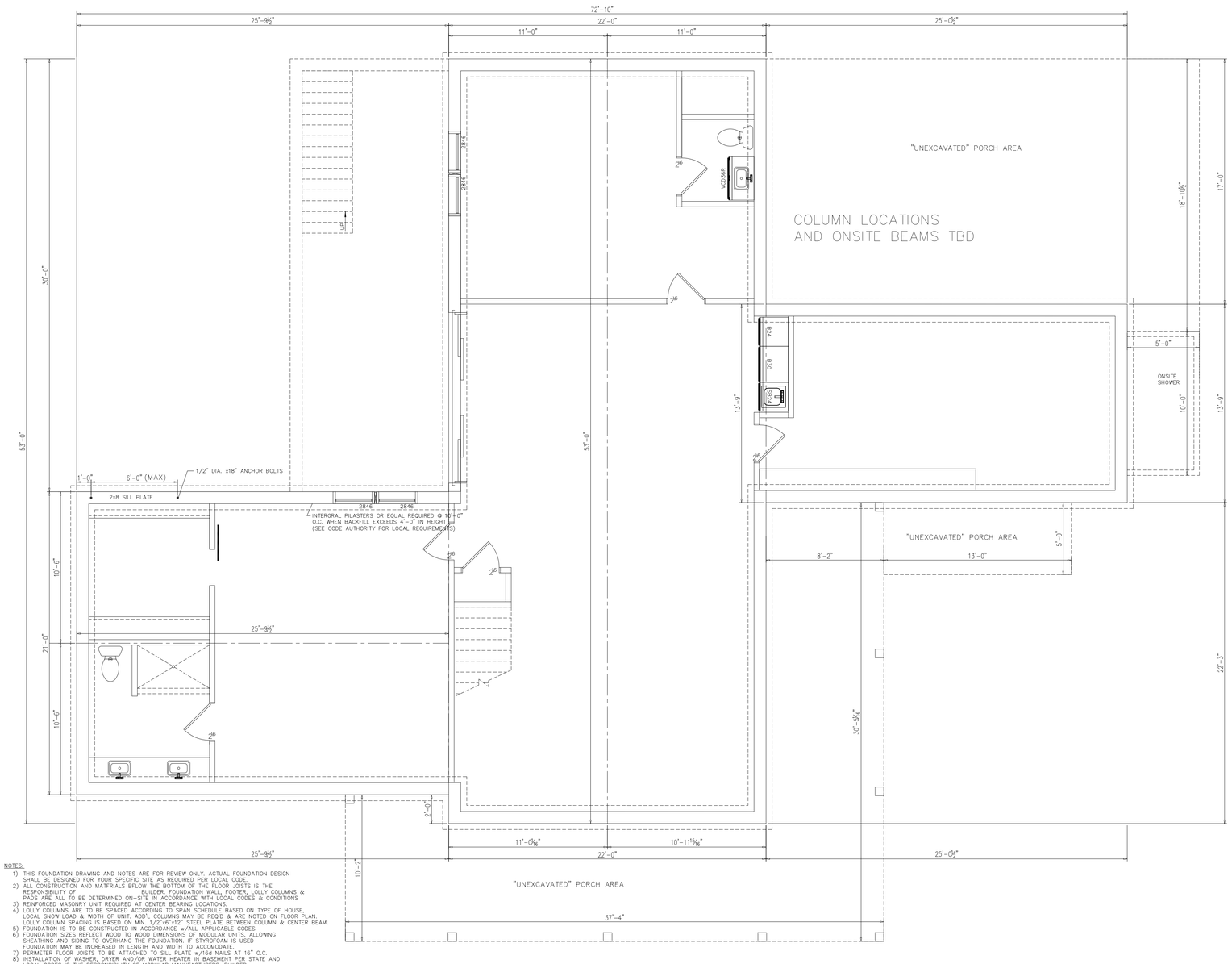
PROJECT:
45283
2-STORY

TITLE:
2ND FLOOR PLAN
DOOR/WINDOW SCH

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
PLAN - (2)

FOUNDATION



NOTES:

1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF _____ BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMODATE.
7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45283
2-STORY

TITLE:
FOUNDATION

DRAWN BY:
DATE: 8/13/24
SCALE: 1/4"=1'-0"
FILENAME: 45283 PD

SHEET:
PLAN - (3)


Existing Lot


Neighboring
Dwelling


Neighboring
Dwelling


Neighboring
Dwelling


Neighboring
Dwelling

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Stephen and Kathy Lasota

MAILING ADDRESS: 610 Fairway Terrace Naples FL 34103

PROPERTY LOCATION: 8 Maple Lane

ASSESSORS MAP/PARCEL: 67/303.4

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.20 08:25:33 -04'00'

August 20, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	296		MILLER SUSAN D LIFE ESTATE		44 FAIRGROUNDS RD	NANTUCKET	MA	02554	44 FAIRGROUNDS RD
67	297		KYOMITMAITEE SOMWONG &	BUNLERSSAKSKUL SOMCHAI	PO BOX 2837	NANTUCKET	MA	02584	46 FAIRGROUNDS RD
67	298		BUTLER STEPHEN & KARLA W		54 FAIRGROUNDS RD	NANTUCKET	MA	02554	48 FAIRGROUNDS RD
67	303	3	LOT 3 MAPLE LANE LLC	C/O MATTHEW SCHIMENTI	3 INTERNATIONAL DR 3RD FL	RYE BROOK	NY	10573	6 MAPLE LN
67	303	5	LASOTA STEPHEN & KATHY		610 FAIRWAY TERRACE	NAPLES	FL	34103	8 MAPLE LN
67	303	6	8 MAPLE LLC		29 MYSTIC AVE	SOMERVILLE	MA	02145	7 MAPLE LN
67	303	7	FRAZIER DALTON T & JENNIFER M		19 CENTER ST	NANTUCKET	MA	O2554	5 MAPLE LN
Count:	5								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Maple Lane

Tax Map Number: 67 Parcel Number: 303.4

Owner of Record: Stephen and Kathy Lasota

Description of Proposal:

Construct new modular dwelling.

Anticipated HDC Submission Date: 8/19/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

9589 0710 5270 1061 3685 32



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OFFICIAL USE

Port Chester, NY 10573

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73
$
Total Postage and Fees $5.58
$

0056
09

Postmark Here

NANTUCKET POST OFFICE
AUG 20 2024
02584 9998

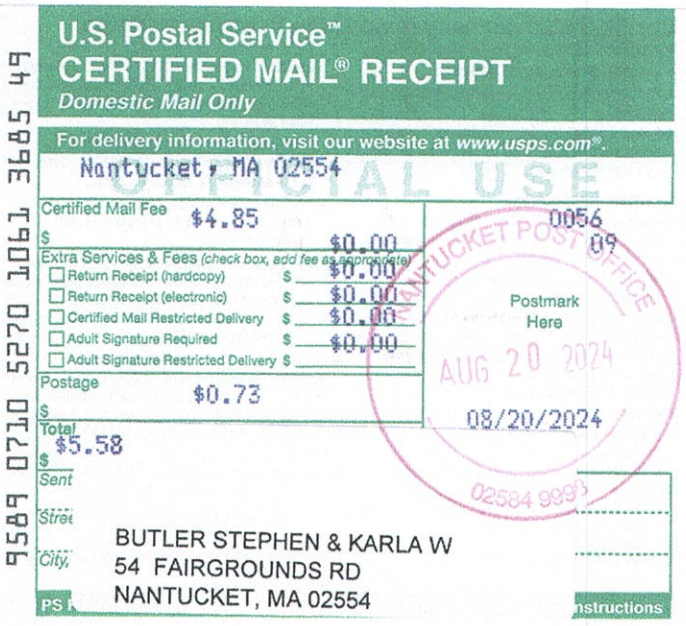
08/20/2024

Sent To
Street
City, St

LOT 3 MAPLE LANE LLC
C/O MATTHEW SCHIMENTI
3 INTERNATIONAL DR 3RD FL
RYE BROOK, NY 10573

PS Form ... Instructions

9589 0710 5270 1061 3685 49



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- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73
$
Total $5.58
$

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09

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AUG 20 2024
02584 9998

08/20/2024

Sent
Street
City,

BUTLER STEPHEN & KARLA W
54 FAIRGROUNDS RD
NANTUCKET, MA 02554

PS Form ... Instructions

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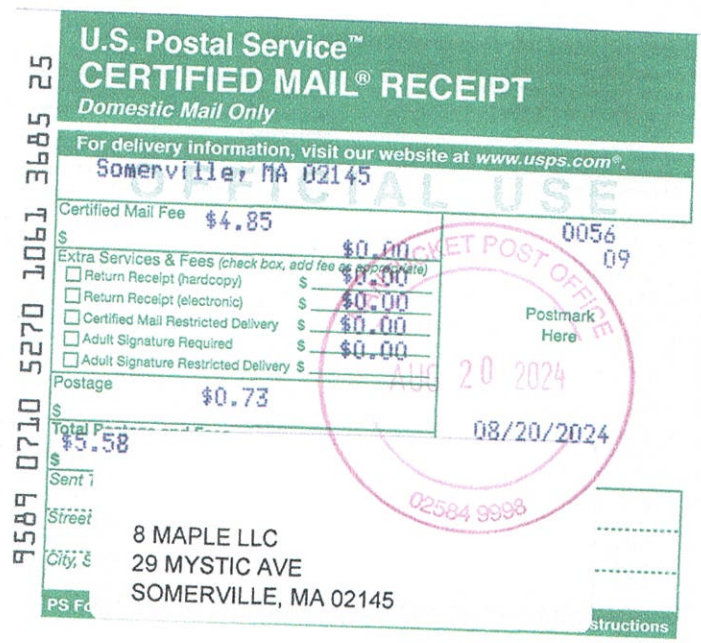

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- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73
$
Total Postage and Fees $5.58
$

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08/20/2024

Sent To
Street
City, St

8 MAPLE LLC
29 MYSTIC AVE
SOMERVILLE, MA 02145

PS Form ... Instructions

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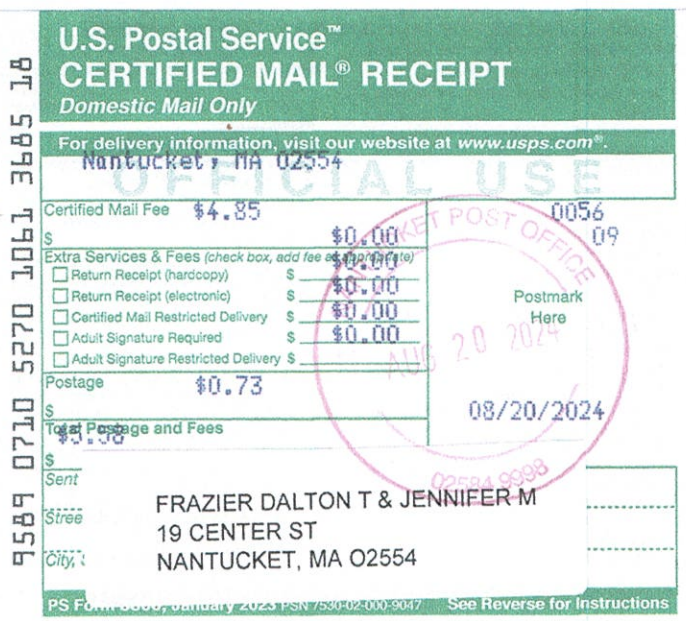

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Total Postage and Fees $5.58
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AUG 20 2024
02584 9998

08/20/2024

Sent
Street
City,

FRAZIER DALTON T & JENNIFER M
19 CENTER ST
NANTUCKET, MA O2554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Naples, FL 34103

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

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08/20/2024
02584 9998

Sent To
LASOTA STEPHEN & KATHY
Street and
610 FAIRWAY TERRACE
City, State
NAPLES, FL 34103

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total P	$5.58

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08/20/2024
02584 9998

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KYOMITMAITEE SOMWONG &
BUNLERSSAKSKUL SOMCHAI
City, St
PO BOX 2837
NANTUCKET, MA 02584

PS Fo... ...nstructions

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Nantucket, MA 02554

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Postage	$0.73
Tot	$5.58

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08/20/2024
02584 9998

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Cit
MILLER SUSAN D LIFE ESTATE
44 FAIRGROUNDS RD
NANTUCKET, MA 02554

PS... ...Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR Stephen & Kathy Lasota

STREET ADDRESS 8 Maple Lane

MAP/PARCEL 67/303.4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/19/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/19/2024 Date

ORENSTEIN
5 CROWS NEST
WINDOW/DOOR REV.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office. $150

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCH (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

r.c.newman@comcast.net

From: Amy Orenstein <amyorenstein@gmail.com>
Sent: Monday, June 17, 2024 11:18 AM
To: r.c.newman@comcast.net
Cc: Ted Orenstein
Subject: Re: Crows Nest

Rob,
You can sign as our agent. Thank you.
Sent from my iPhone

> On Jun 17, 2024, at 11:11 AM, r.c.newman@comcast.net wrote:
>
> Please send me a quick note allowing me to sign pool application for HDC s your agent.
> Thank you, R

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Robert Newman

AS AGENT FOR Amy & Ted Orenstein

STREET ADDRESS 5 Crows Nest Way

MAP/PARCEL 12 / 22.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08.21.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

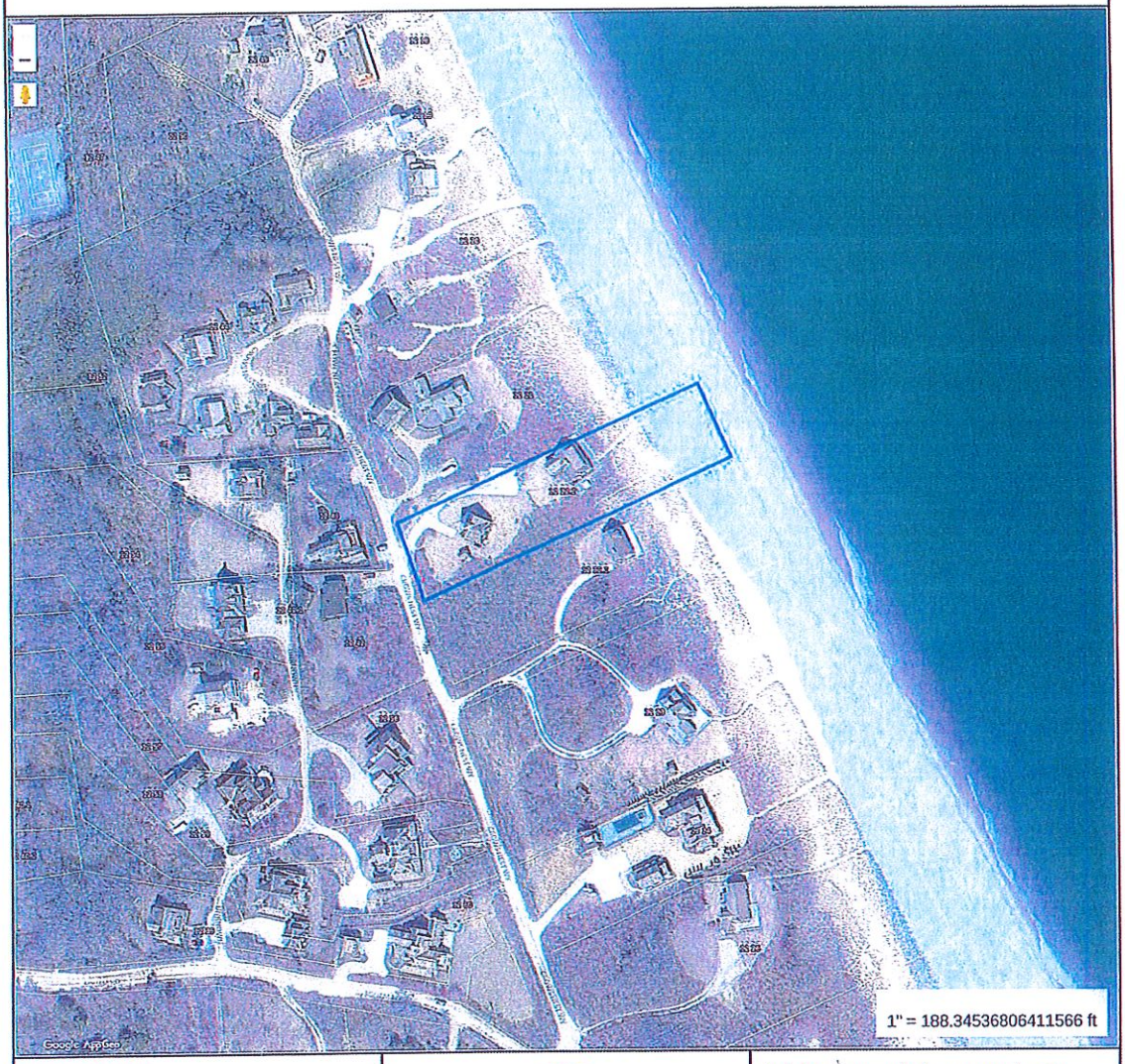
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/20/2024 Date

Town and County of Nantucket, MA

February 17, 2023



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Town and County of Nantucket, MA

March 20, 2023



Property Information

Property ID	12 22.2
Location	5 CROWS NEST WY
Owner	CHIOFFI MARK P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 11/14/2022
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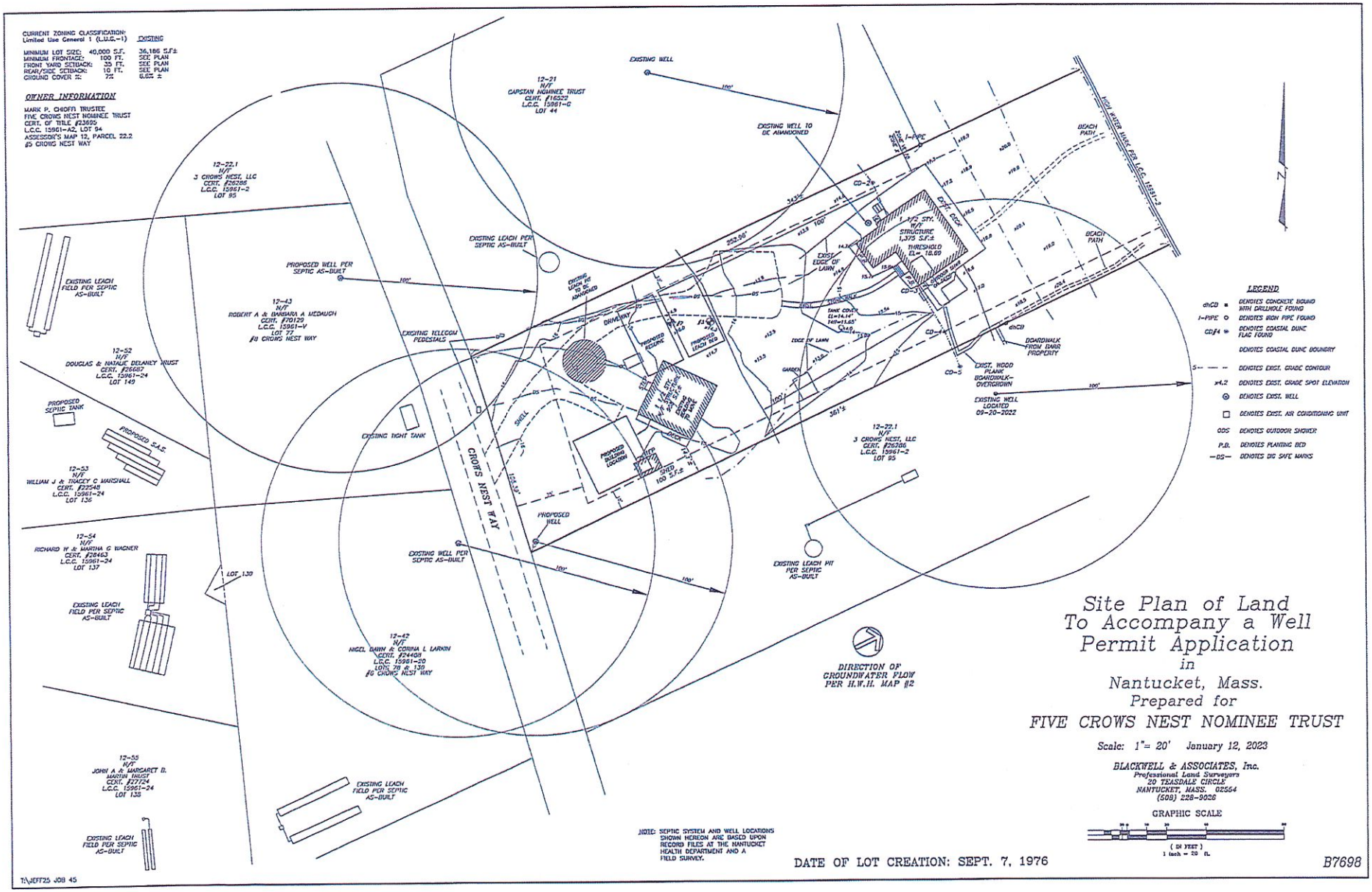


Site Plan of Land To Accompany a Well Permit Application in Nantucket, Mass.

Prepared for

FIVE CROWS NEST NOMINEE TRUST

Scale: 1"= 20' January 12, 2023

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CERTIFICATE NO: _____ DATE ISSUED: 4/4/24

HDC2024.02.03UC

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 222

Street & Number of Proposed Work: 5 CRUSO NECK WAY

Owner of record: AMY & TED COHENSTEIN

Mailing Address: 20 BEACH AVE (SUMMER)
WESTPORT, CT 06880

Contact Phone #: 203-216-2568 E-mail: AMYCOHENSTEIN@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMARK

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508 776 8056 E-mail: R.C.NEWMARK@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: 4/4/24 Fee Paid: $ 1/4/24

Must be acted on by: ~~4/4/24~~ 12/31/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Waiver to approval including
#2 roof elevation

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 44' Sq. Footage 1st floor: 1,125 Decks/Patio: Size: 10 x 20 ☒ 1st floor ☐ 2nd floor
Width: 26' Sq. footage 2nd floor: 1,045 Size: 10 x 16 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 25'6 South 25'6 East 25'6 West 25'6

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) COMMON ☐ Other _____

Roof Pitch: Main Mass 8.5 /12 Secondary Mass 8.5 /12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer NA Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 2" COPPER

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6 Rake 6 Soffit (Overhang) 6 Corner boards 6 Frieze 4
Window Casing 4 Door Frame A Columns/Posts: Round ____ Square 6

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type CUSTOM 6 LIGHT V-GROOVE Material CEDAR

Hardscape materials: Driveways SHELL/STONE Walkways BRICK Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall lt. CEDAR NTW Clapboard (if applicable) — Roof lt. RED CEDAR NTW
Trim WHITE Sash QUAKER GRAY Doors QUAKER GRAY
Deck MAHOG NTW Foundation CONCRETE NTW Fence — Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 4/4/2024 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 12 PARCEL N°. 22.2

Street & Number of Proposed Work: 5 CROW'S NEST WAY

Owner of record: AMY & TED ORENSTEIN

Mailing Address: 20 BEACHSIDE COMMON

WESTPORT, CT 06880

Contact Phone #: 203-216-2568 E-mail: _____

AGENT INFORMATION (if applicable)

Name: R. NEWMAN SCT

Mailing Address: PO BOX 2113

NANTUCKET, MA 02584

Contact Phone #: 508-228-8058 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Window / Door Revisions HDC 2023-04-8326

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NA

Original Date: 1978 (Dwelling #1)

Original Builder: unknown

REVISIONS* (describe)

1. East Elevation Window / Door Rev. - Porch Columns
2. South Elevation Porch Columns - 5½ - to - 8½"
3. West Elevation " " "
4. North Elevation " " "

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed APPROVED ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles APPROVED ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other APPROVED

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways APPROVED Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Ld. Ld. C. NTW Clapboard (if applicable) _____ Roof Ld. R. CEDAR NTW

Trim Ld White Sash Ld Doors QUAKER GRAY

Deck Mahog. NTW Foundation CI NTW Fence C. NTW Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08/21/2024 Signature of owner of record FOR AMY D.

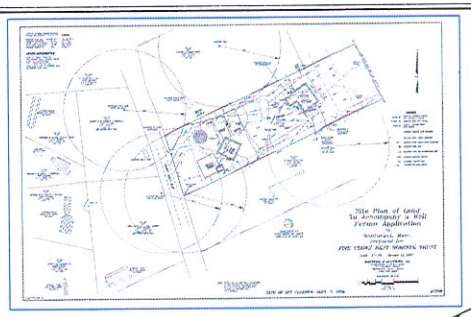
Signed under penalties of perjury

DRAWING INDEX

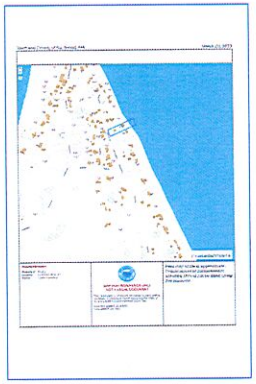
1 SITE PLANS: EXISTING & PROPOSED ZONING INFORMATION

4R ELEVATIONS: APPROVED & PROPOSED NORTH, SOUTH, EAST & WEST DOOR & WINDOW SCHEDULES

5R EAST ELEVATION: APPROVED & PROPOSED DOOR & WINDOW SCHEDULES

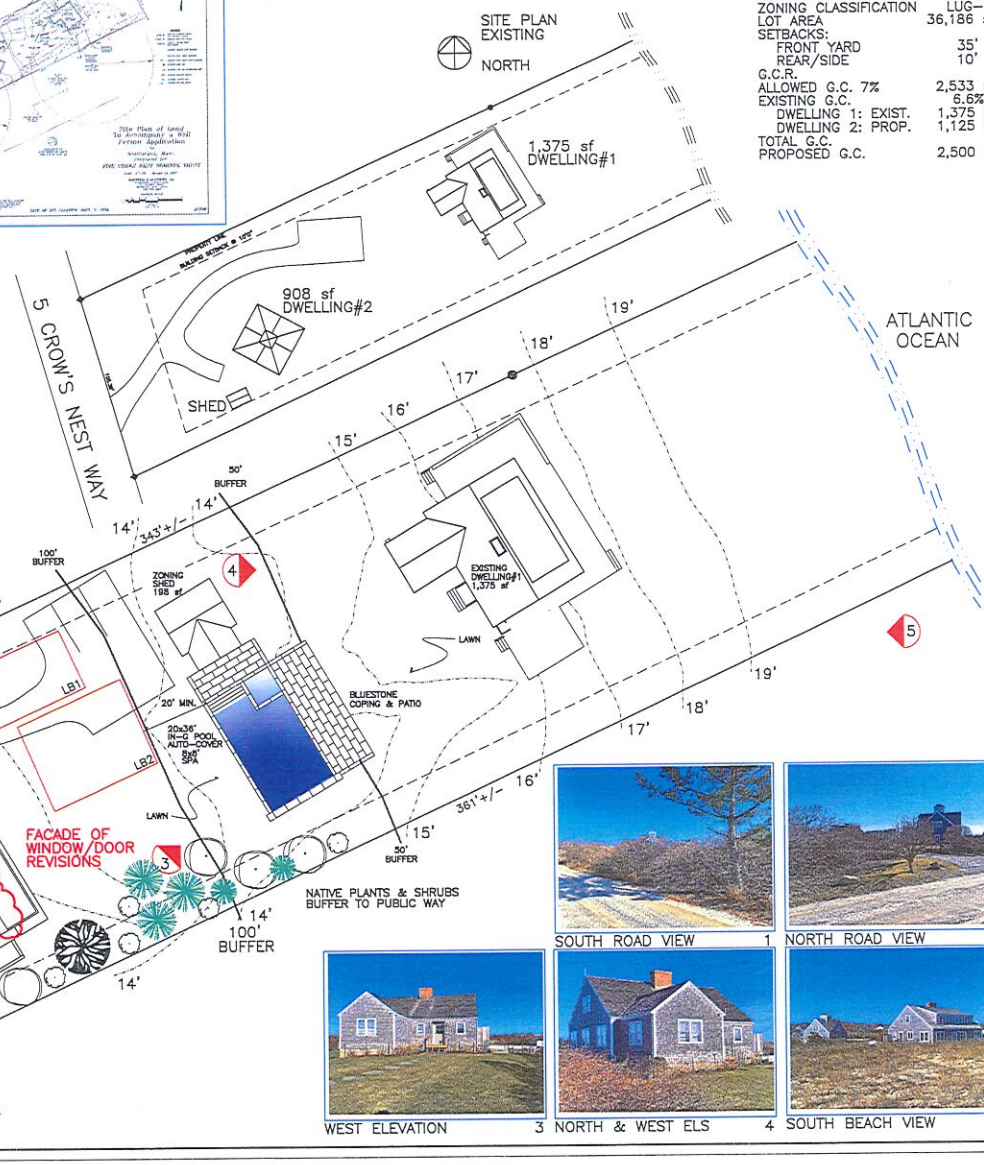




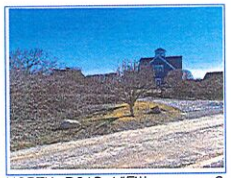


LOCUS MAP
5 CROW'S NEST WAY

MAP NO.	12
PARCEL NO.	22.2
ZONING CLASSIFICATION	LUG-1
LOT AREA	36,186 sf
SETBACKS:	
FRONT YARD	35'
REAR/SIDE	10'
G.C.R.	
ALLOWED G.C. 7%	2,533 sf
EXISTING G.C.	6.6%
DWELLING 1: EXIST.	1,375 sf
DWELLING 2: PROP.	1,125 sf
TOTAL G.C.	
PROPOSED G.C.	2,500 sf



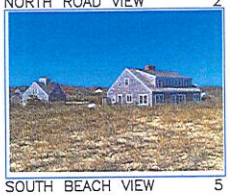
SOUTH ROAD VIEW 1



NORTH ROAD VIEW 2

WEST ELEVATION 3

NORTH & WEST ELS 4



SOUTH BEACH VIEW 5

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA

DWELLING #2
WINDOW/DOOR REVISIONS

NOTES
HDC 04-30-2024
CERT. 2023-04-8326
REV. 08-21-2024

SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
SITE PLAN
ZONING INFO.

DATE
08-21-2024

SCALE
1/16"=1'0"

1

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA
DWELLING #2
WINDOW/DOOR REVISIONS

NOTES
HDC 04-30-24
CERT. 2023-04-8526
REV. 08-21-2024

SCI COPYRIGHT 2024

TITLE
ELEVATION
REVISIONS:
N,S,E,&W.

DATE
08-21-2024

SCALE
1/8"=1'0"

4R



EAST ELEVATION
APPROVED 04-30-2024



EAST ELEVATION
PROPOSED 08-21-2024

CHANGE SINGLE DOOR WITH FLANKING DH WINDOWS
TO GLIDING 4 UNIT DOORS AS INDICATED
INCREASE COLUMN DIMENSION FROM 5 1/2"-TO-8" (ALL ELEVATIONS)

COLOR SCHEDULE:
EXTERIOR ONLY
TRIM: WHITE
SASH: WHITE
DOORS: QUAKER GRAY
ROOF: W. RED CEDAR
FENCE: N.T.W.

5 CROW'S NEST WAY

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	SIMPSON	2 PANEL/4 LIGHT, SIDE LIGHTS	CONFIRM	3'0"x6'8"		
②	ANDERSEN	GLIDDING, 6 LIGHT	CONFIRM	6'8"x9'9"		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

WINDOW SCHEDULE

	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	SASH SIZE	QTY.
(A)	ANDERSEN	1/1,TW/DH	400	TW2646	2'8"x4'9"	
(B)	ANDERSEN	1/1,TW/DH	400	TW2642	2'8"x4'5"	
(C)	ANDERSEN	1/1,TW/DH	400	TW2632	2'8"x3'5"	

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED
CONFIRM EGRESS & TEMPERED GLASS REQUIREMENTS

1'
6" 5' 10' 20'

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
ORENSTEIN RESIDENCE
5 CROWS NEST WAY
NANTUCKET, MA.
DWELLING #2
WINDOW/DOOR REVISIONS

NOTES
HDC 04-30-24
CERT. 2023-04-8326
REV. 08-21-2024

SCI COPYRIGHT 2024

TITLE
ELEVATION
REVISIONS:
EAST
APPROVED & PROP.

DATE
08-21-2024

SCALE
1/4"=1'0"

5R


5 CROWS NEST
STREET | SOUTH


WEST
STREET VIEW



YARD VIEW
HEAT



YARD VIEW
WEST


YARD View
WEST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

Kelly Barn / Garage

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office. 1150-

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCM 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

HAS 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

HAS 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEKRMAN

AS AGENT FOR MAGGIE & LUKE KELLY

STREET ADDRESS 61 CLIFF RD

MAP/PARCEL 30/165

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/21/2024

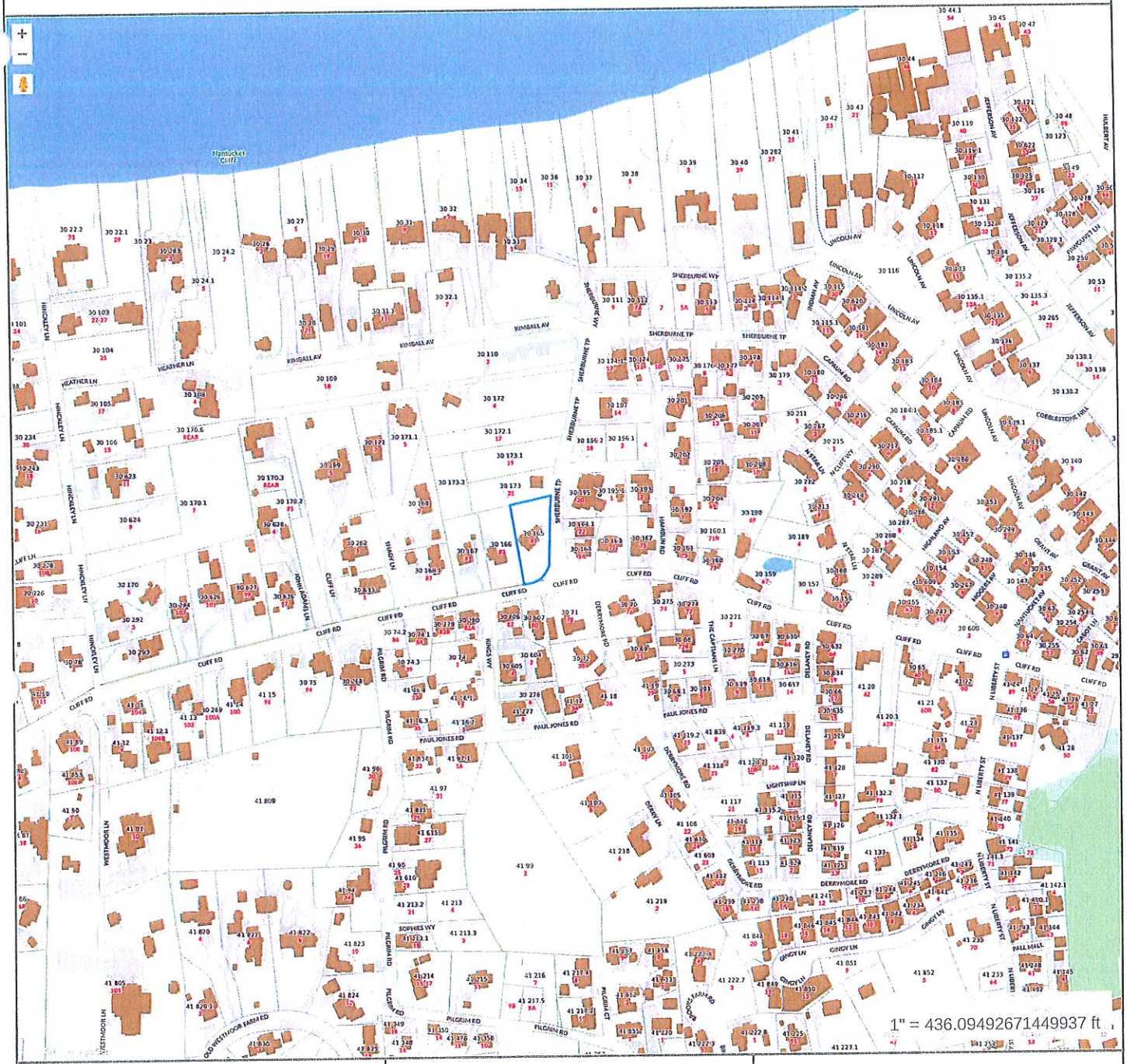
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

8.21.2024
Date



Property Information

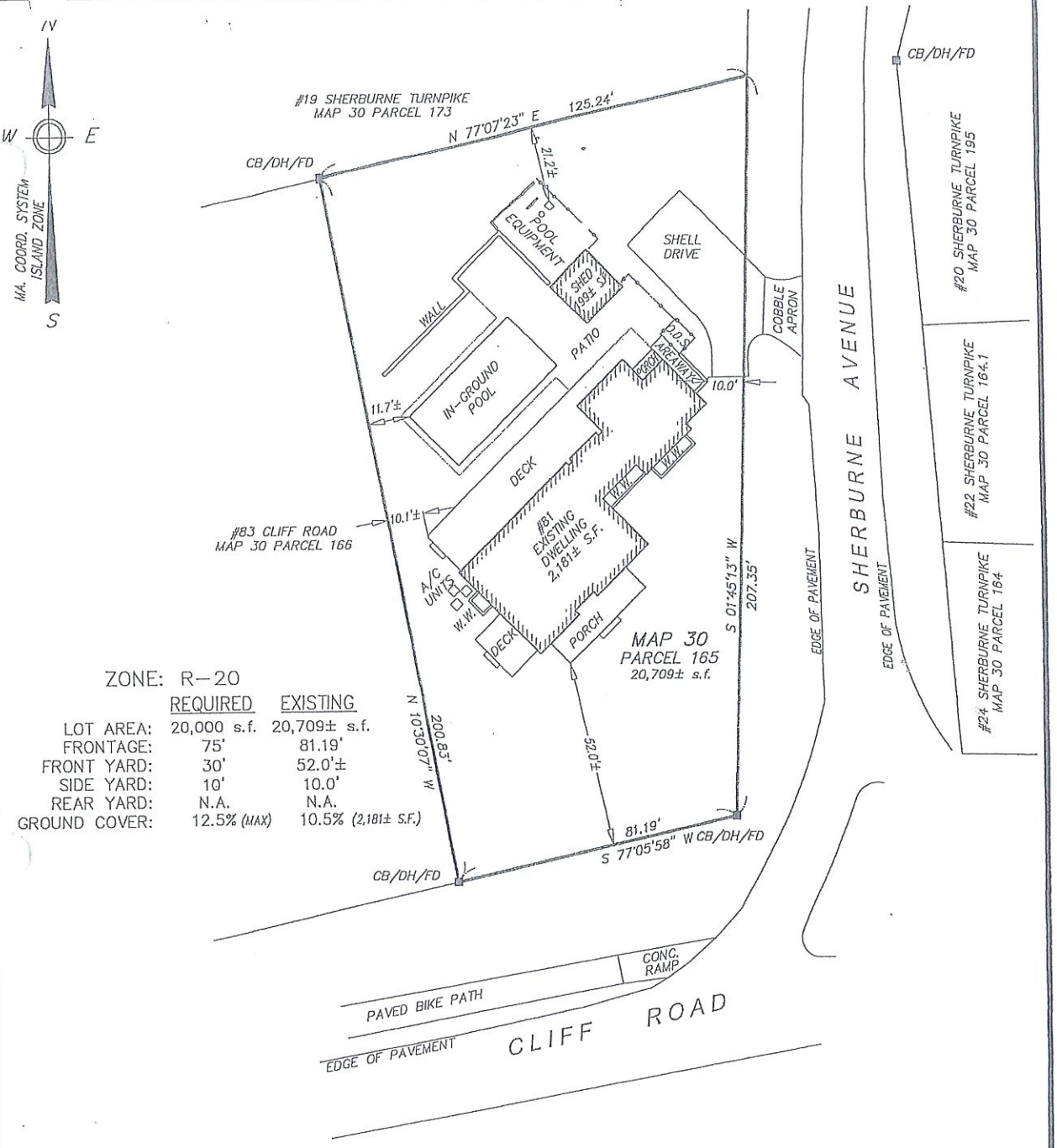
Property ID	30 165
Location	81 CLIFF RD
Owner	CLIFF LANE 81 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



ZONE: R–20

	REQUIRED	EXISTING
LOT AREA:	20,000 s.f.	20,709± s.f.
FRONTAGE:	75'	81.19'
FRONT YARD:	30'	52.0'±
SIDE YARD:	10'	10.0'
REAR YARD:	N.A.	N.A.
GROUND COVER:	12.5% (MAX)	10.5% (2,181± S.F.)

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
DAVID A. FRENCH, JR.
No. 57164
REGISTERED PROFESSIONAL LAND SURVEYOR

09/21/23

PROFESSIONAL LAND SURVEYOR

NOTES:

1. OWNER: CLIFF LANE 81 LLC
2. DEED REF: Certificate of Title 27733
3. PLAN REF: Land Court Plan 10932–B (Lot 1)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0089–G dated 06/09/2014.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

Date:	Drawn:	Checked:
SEPTEMBER 21, 2023	JMC/DAF/BEI	DFB/DAF

BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

FINAL AS–BUILT PLAN
IN NANTUCKET, MA

Prepared for:
CLIFF LANE 81 LLC
#81 CLIFF ROAD
MAP 30 PARCEL 165

S:\Autocad Drawings\Nantucket\Cliff Road\81 Cliff Road\81 Cliff Road – FAB.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 165

Street & Number of Proposed Work: 61 CLIFF RD.

Owner of record: AMERICAN TRUST CO. / KELLY

Mailing Address: 14850 MONTFORT DR. STE 267
DALLAS, TX 75254

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEWMAN SR

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-0546 E-mail: R.C.NEWMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 198 Decks/Patio: Size: 16x14 ☒ 1st floor ☐ 2nd floor
Width: 16' Sq. footage 2nd floor: 198 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 20'-0" +/- South — East — West —

Additional Remarks

Historic Name: NA

Original Date: 1950

Original Builder: UNKNOWN

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) NA ☐ Other —

Roof Pitch: Main Mass 9 /12 Secondary Mass — /12 Dormer — /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer NA Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): 4x4 WOOD

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: — inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8 Rake 8 Soffit (Overhang) 6 Corner boards 6 Frieze 4
Window Casing 4 Door Frame 4 Columns/Posts: Round ____ Square 6x6

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front — Rear 15 LIGHT, SIDE LIGHTS Side —
Garage Door(s): Type 8 LIGHT, RAISED PANEL Material WOOD

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls CUT GRANIT

* Note: Complete door and window schedules are required.

COLORS

Sidewall WH. CEDAR NATW Clapboard (if applicable) — Roof WH. RED CEDAR NATW
Trim WHITE Sash WHITE Doors WHITE
Deck — MAHOG NATW Foundation CONCRETE NATW Fence WHITE Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8.21.24 Signature of owner of record _____ Signed under penalties of perjury

DRAWING INDEX

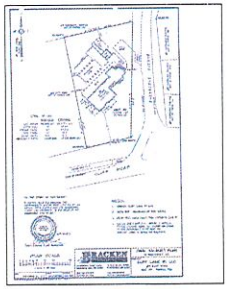
1B SITE PLANS: EXISTING & PROPOSED
ZONING INFORMATION
2B ELEVATIONS:
NORTH, SOUTH, EAST & WEST
FLOOR PLAN
D.&W. SCHEDULES
3B ARIAL 3D RENDERINGS:
SOUTH & NORTH VIEWS

LOCUS MAP

81 CLIFF ROAD

MAP NO.	30
PARCEL NO.	165
ZONING CLASSIFICATION	R-20
LOT AREA	20,709 s.f.
SETBACKS:	
FRONT YARD	30'
REAR/SIDE	10'
G.C.R.	12.5%
ALLOWED G.C.	2,588 s.f.
EXISTING G.C.	2,181 s.f.
CABANA*** PLUMBING	(199) s.f.
PROPOSED GARAGE/BARN	204 s.f.
PROPOSED NEW	2,584 s.f.







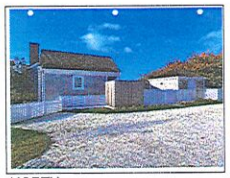
EAST



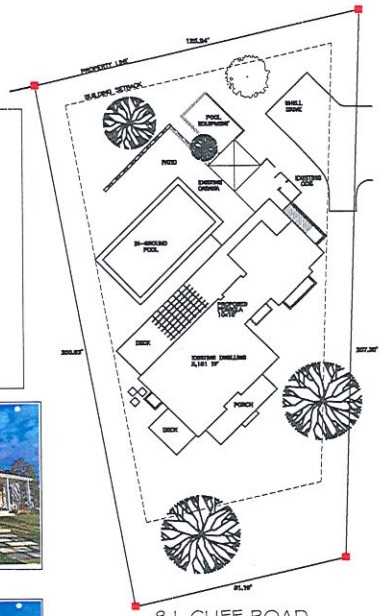
SOUTH EAST



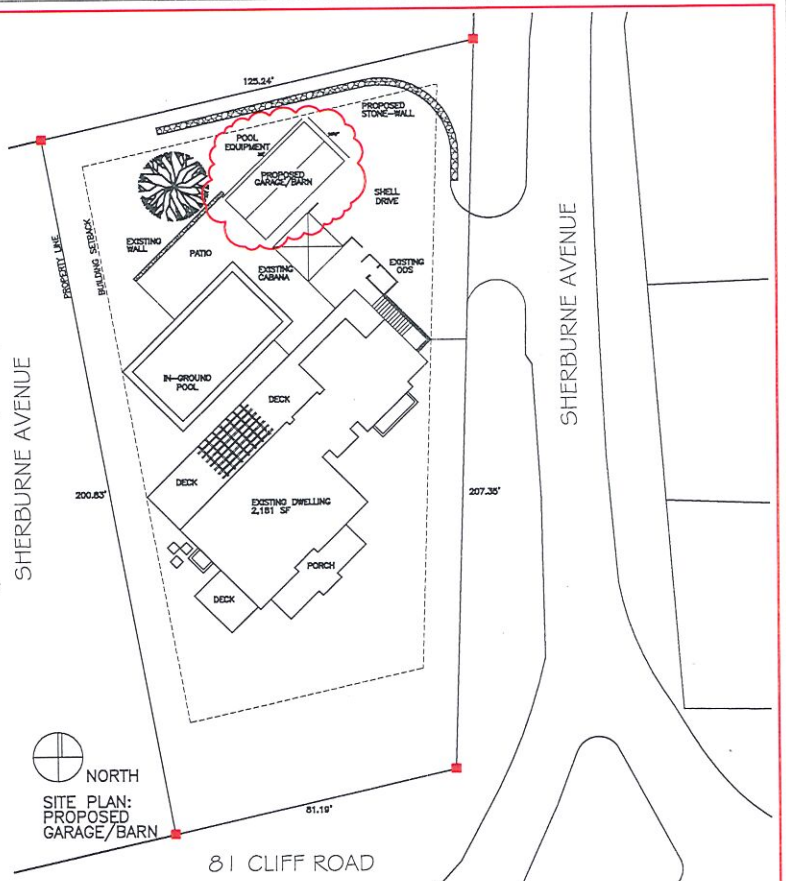
WEST



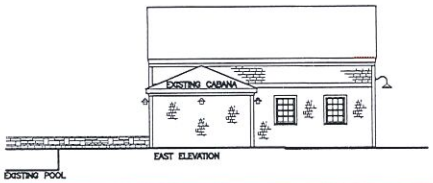
NORTH

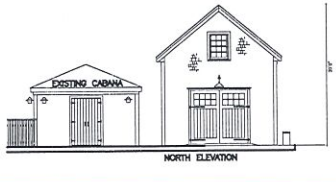


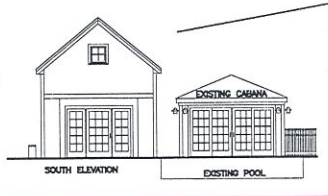
NORTH
SITE PLAN:
EXISTING
07-21-2024

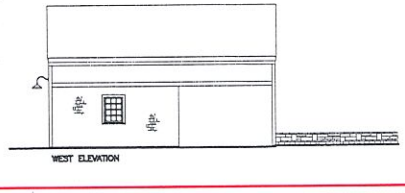


NORTH
SITE PLAN:
PROPOSED
GARAGE/BARN

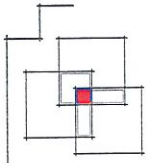








SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050



PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
GARAGE/BARN

NOTES
BUILDING:
HDC
CERT.

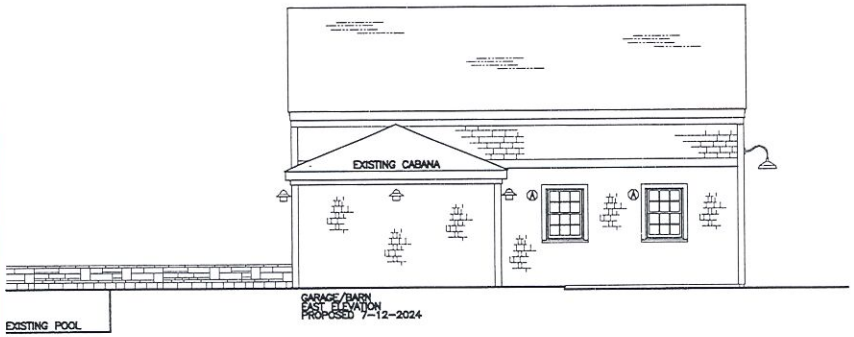
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
ZONING INFO.
SITE PLANS:
EXIST. & PROPOSED

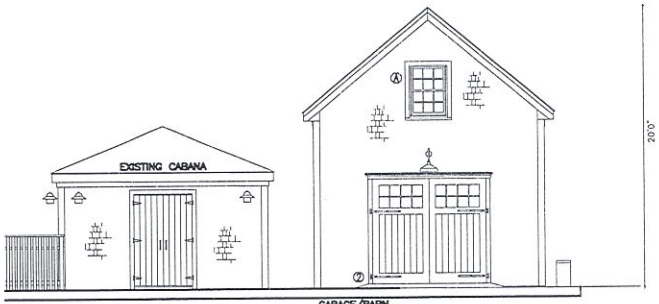
DATE
07-12-2024

SCALE
1/4"=1'0"

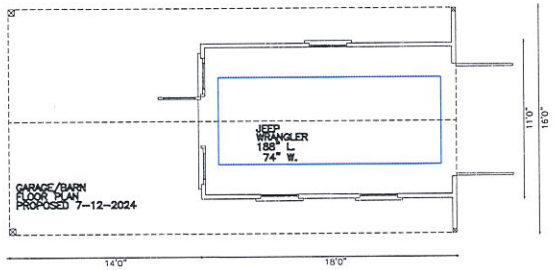
1



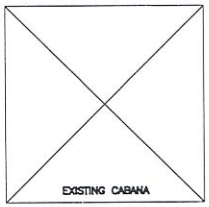
GARAGE/BARN
EAST ELEVATION
PROPOSED 7-12-2024

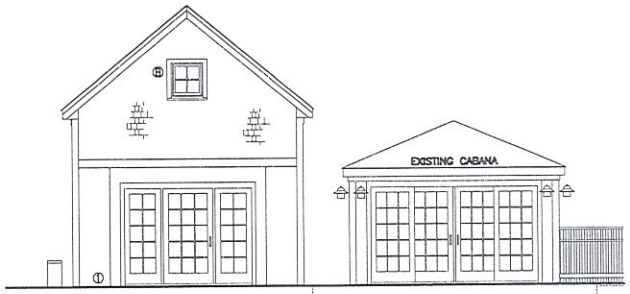


GARAGE/BARN
NORTH ELEVATION
PROPOSED 7-12-2024

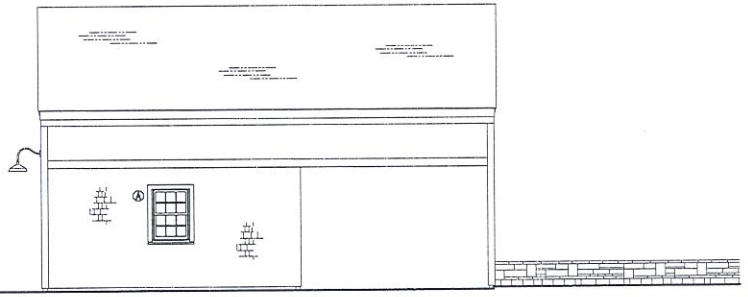


GARAGE/BARN
FLOOR PLAN
PROPOSED 7-12-2024





GARAGE/BARN
SOUTH ELEVATION
PROPOSED 7-12-2024



GARAGE/BARN
WEST ELEVATION
PROPOSED 7-12-2024

81 CLIFF ROAD

DOOR SCHEDULE

	MANUFACT.	DESCRIPTION	MODEL	SIZE	NOTES	QTY.
①	ANDERSEN	15 LIGHT, 6 SIDE LIGHTS		3'0"x7'0"		
②	CUSTOM	BEADED PANEL, 8 LIGHT		7'6"x9'0"		

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

WINDOW SCHEDULE

	MANUFACT.	LIGHT\DESCRIPTION	SET-UP	GLASS	NOTES	QTY.
Ⓐ	ANDERSEN	6/6,TW/DH	400			
Ⓑ	ANDERSEN	4 LIGHT, FIXED	400			

CONFIRM ALL PRIOR TO CONSTRUCTION, DP & IMPACT RATING AS REQUIRED

COLOR SCHEDULE:
ROOF: RED CEDAR NTW
FENCE: RED CEDAR FENCING, WHITE
DOORS:
FRONT: WHITE
SIDE & REAR: WHITE
GARAGE: WHITE
SASH: WHITE
TRIM: WHITE

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA

GARAGE/BARN

NOTES
BUILDING:
HDC
CERT.

SCI COPYRIGHT 2024

TITLE
GARAGE/BARN
NORTH, SOUTH &
WEST ELEVATIONS
FLOOR PLAN
D.&W. SCHEDULES

DATE
07-12-2024

SCALE
1/4"=1'0"

2

SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
HARDSCAPE, FENCE & ARBOR
GARAGE/BARN

NOTES
BUILDING:
HDC
CERT.

SCI COPYRIGHT 2024

TITLE
3D VIEWS
NORTH & SOUTH :
EXIST. & PROP.

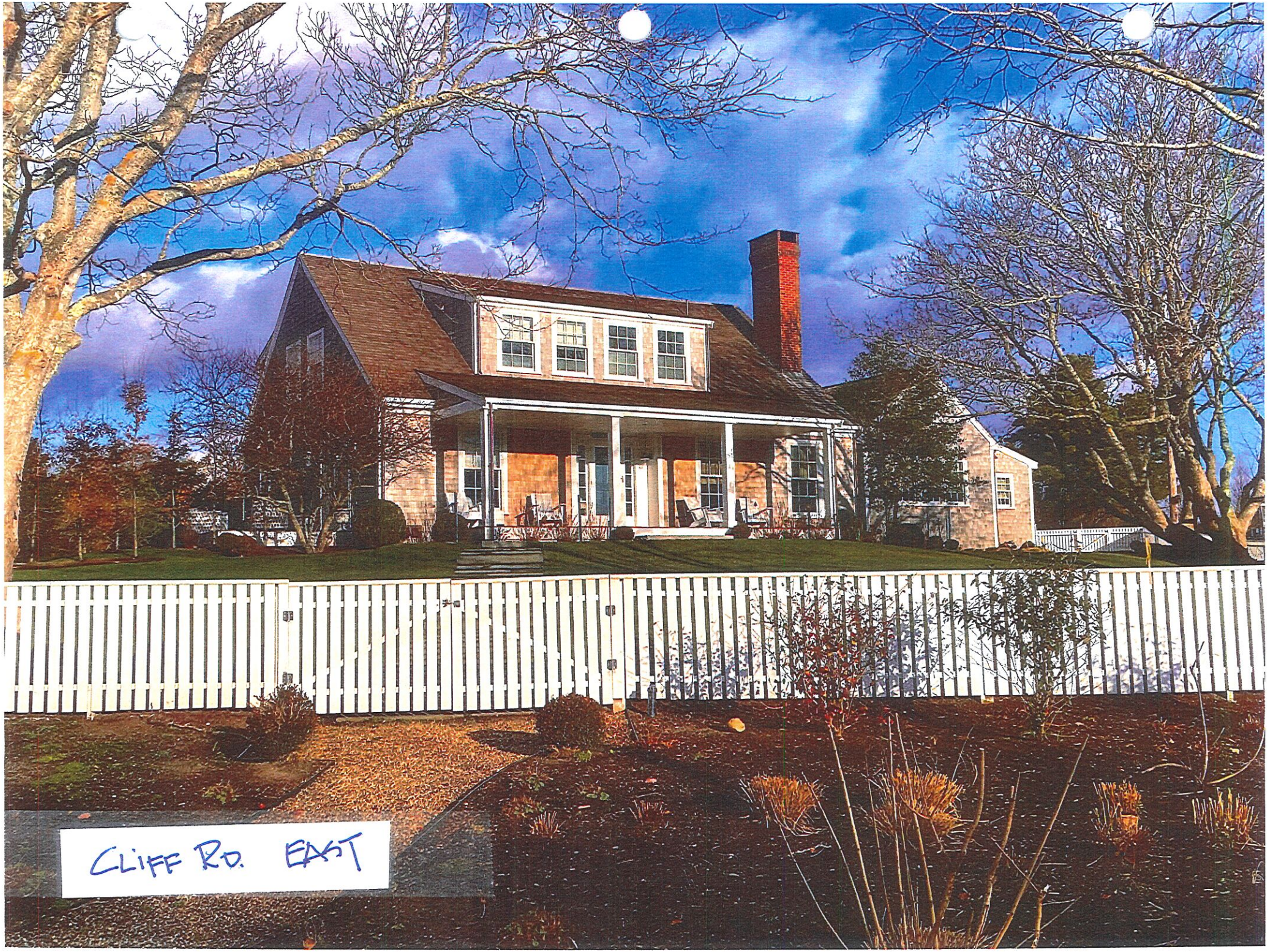
DATE
06-21-2024

SCALE
N.S.

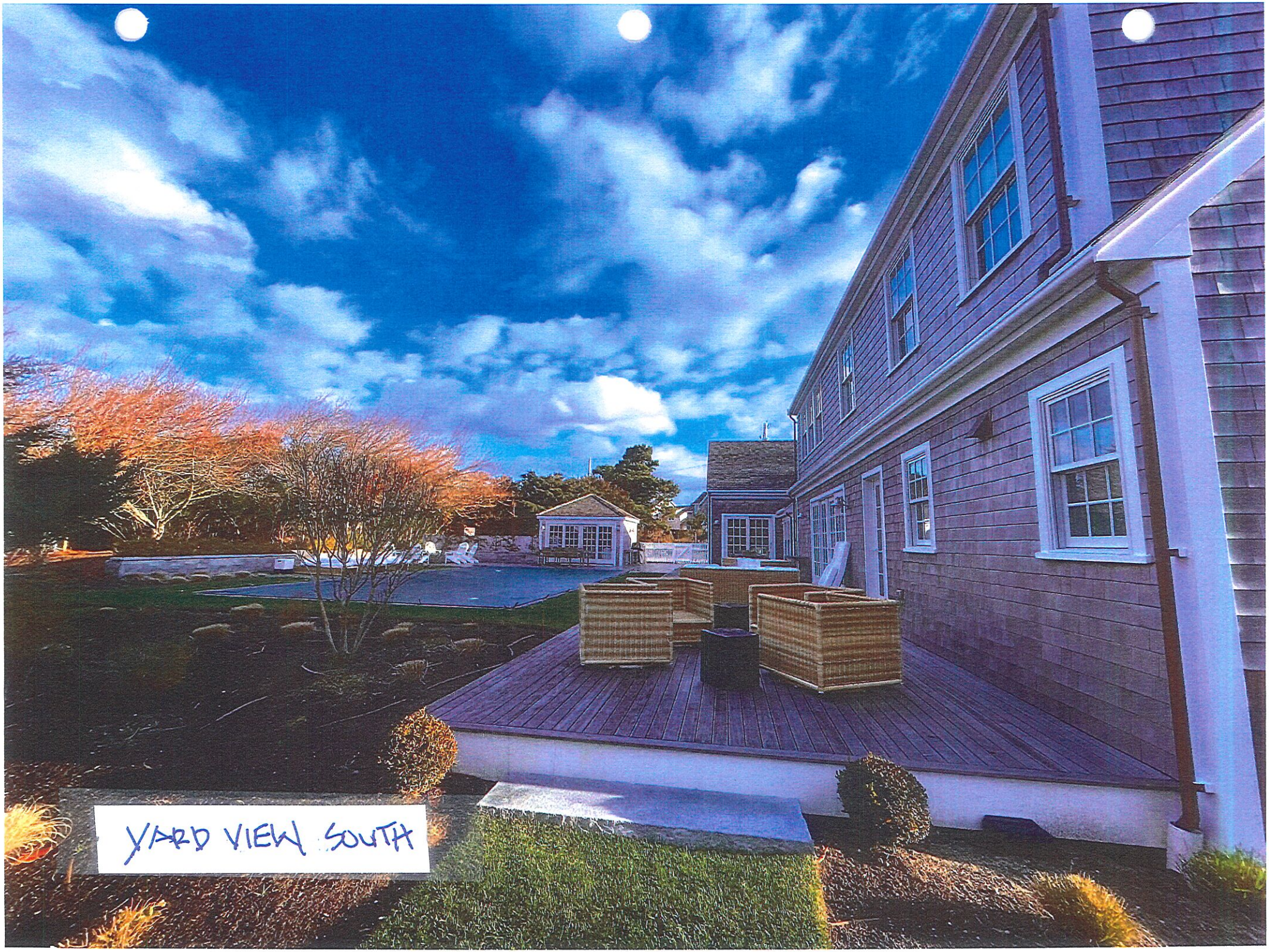
3,4
BL

EXISTING
NORTH

EXISTING
SOUTH


CLIFF RD. EAST


NORTH VIEW


YARD VIEW SOUTH





BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC3-21
MAP/PARCEL#30-165

Recorded by: WAS Date: 06/24/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 81 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

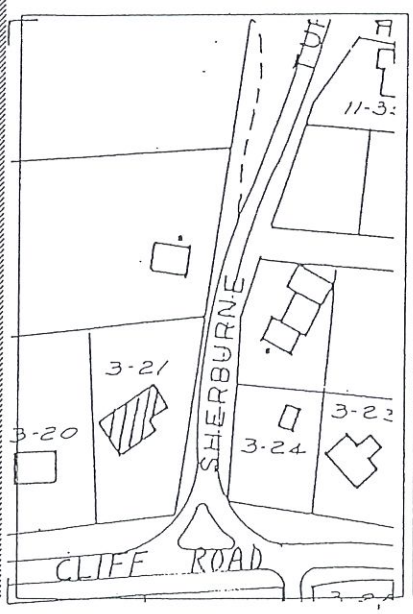
4. Present Owner: LEVINGER, FREDERICK & CAROL

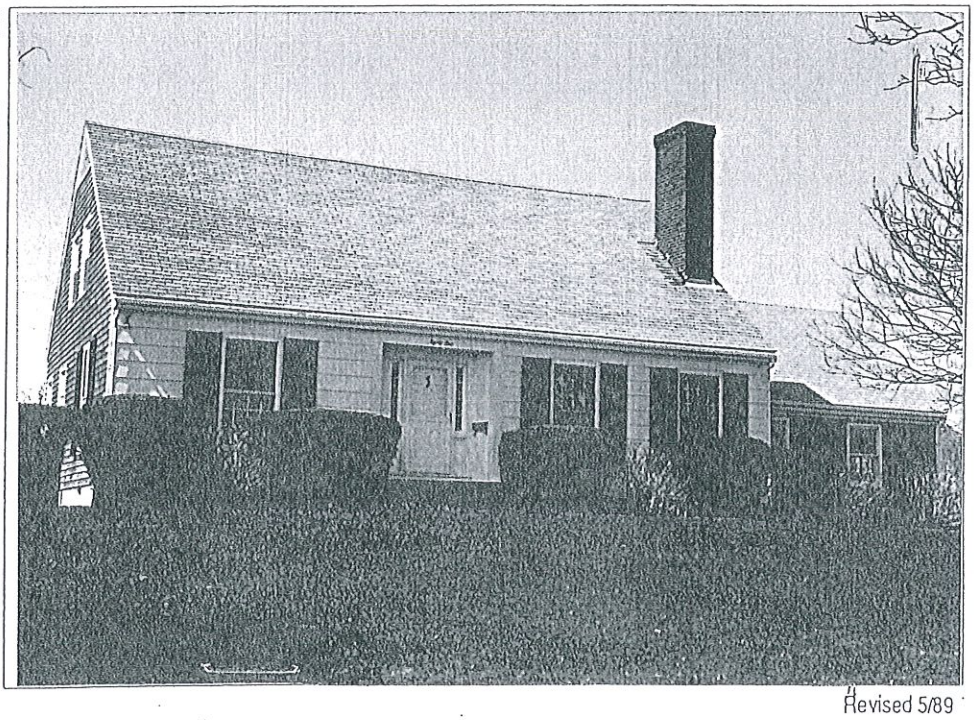
5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 50
12. Setback from Street (ft.):40 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Parking, Deck
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Verticle Siding
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Rear Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Federal, Recessed
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 1/1(12/12 GRILLE)

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Excellent
40. Integrity: Original Site
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1950
Source: Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: ~~Additive, Gabled Ell~~ side gabled with addition
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records

KELLY
FENCE, ARBOR, HARDSCAPE

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

61 CLIFF RD

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office. $150

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCM (initial to indicate read and understand) 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEUMAN

AS AGENT FOR MAGGIE & LUKE KELLY

STREET ADDRESS 81 CLIFF RD

MAP/PARCEL 30/165

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

06.21.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

06.21.2024
Date

Historic District Commission
FENCE - GATE - ARBOR CHECKLIST

	Electronic Submission: Each of the foregoing documents(including this check list) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Signed Affidavit: see below.

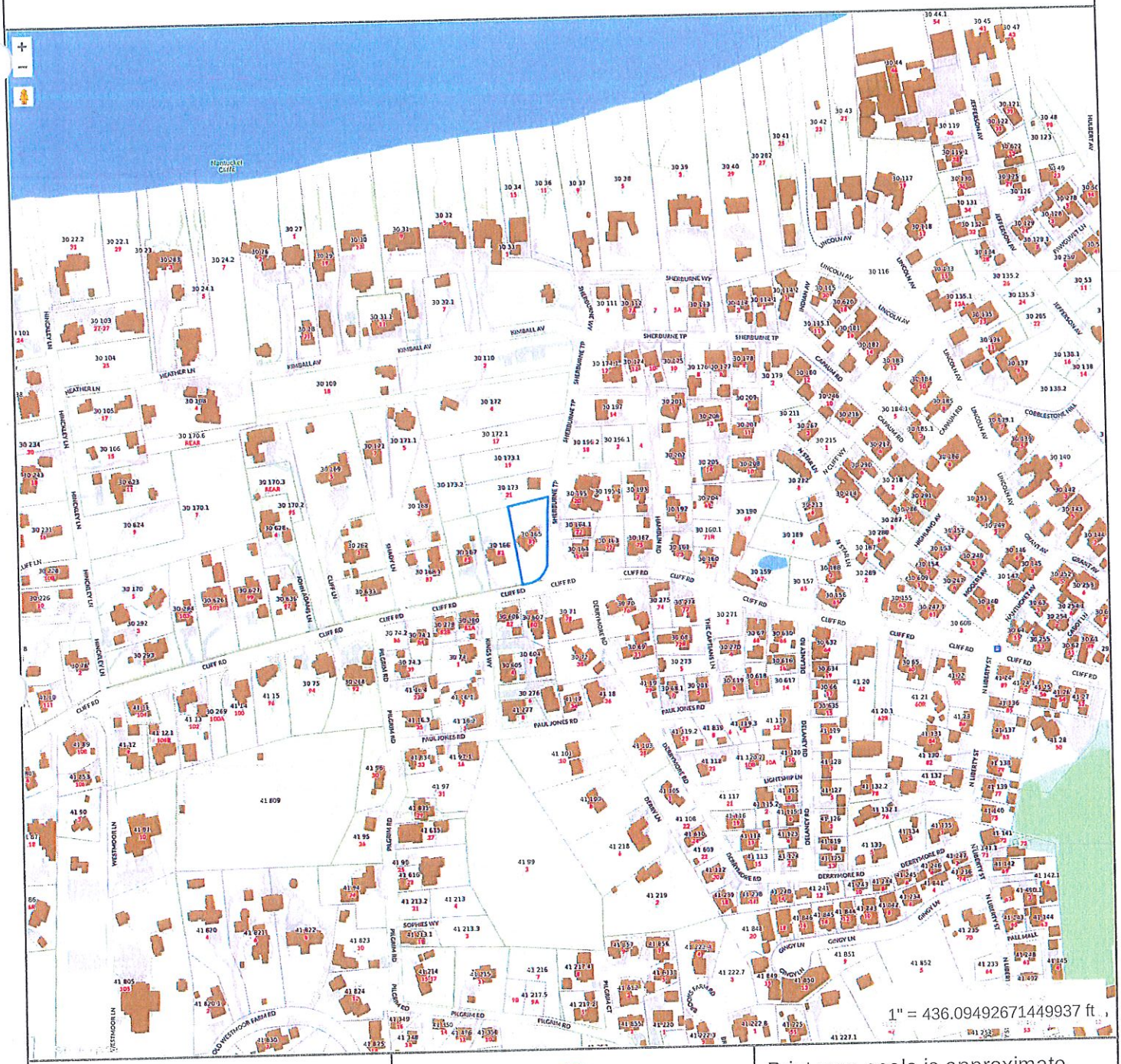
** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 6.21.2024



Property Information

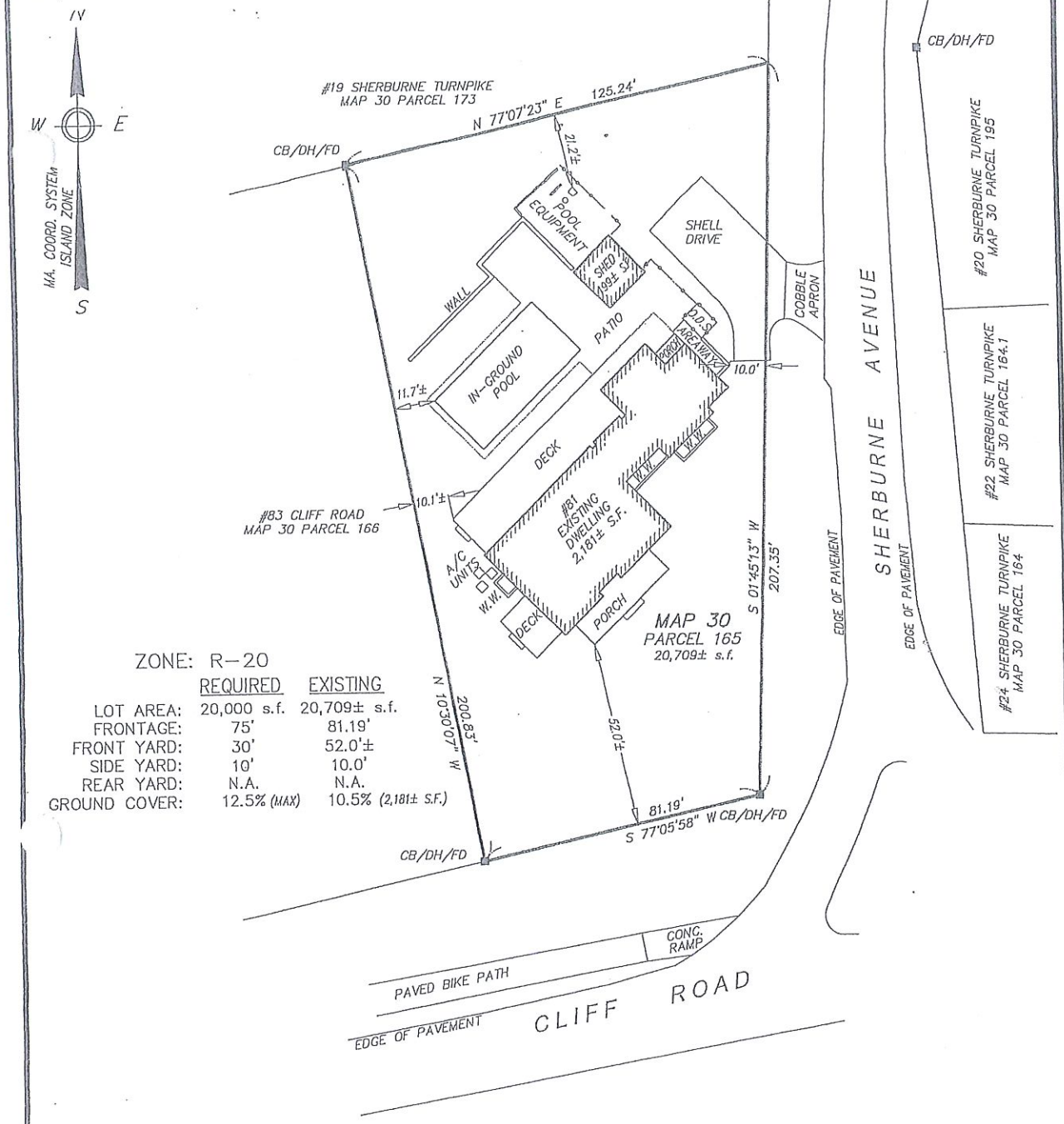
Property ID	30 165
Location	81 CLIFF RD
Owner	CLIFF LANE 81 LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



ZONE: R–20

	REQUIRED	EXISTING
LOT AREA:	20,000 s.f.	20,709± s.f.
FRONTAGE:	75'	81.19'
FRONT YARD:	30'	52.0'±
SIDE YARD:	10'	10.0'
REAR YARD:	N.A.	N.A.
GROUND COVER:	12.5% (MAX)	10.5% (2,181± S.F.)

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
DAVID A. FRENCH, JR.
No. 57184
REGISTERED PROFESSIONAL LAND SURVEYOR

09/21/23

PROFESSIONAL LAND SURVEYOR

NOTES:

1. OWNER: CLIFF LANE 81 LLC
2. DEED REF: Certificate of Title 27733
3. PLAN REF: Land Court Plan 10932–B (Lot 1)
4. LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C–0089–G dated 06/09/2014.

PLAN SCALE

0 6 12 18 24 30 45 60 90

1 inch = 30 feet

BRACKEN ENGINEERING, INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
(tel) 508.833.0070
(fax) 508.833.2282
19 OLD SOUTH ROAD
NANTUCKET, MA 02554
(tel) 508.325.0044
www.brackeneng.com

FINAL AS–BUILT PLAN
IN NANTUCKET, MA

Prepared for:
CLIFF LANE 81 LLC
#81 CLIFF ROAD
MAP 30 PARCEL 165

Date:	Drawn:	Checked:
SEPTEMBER 21, 2023	JMC/DAF/BEI	DFB/DAF

S:\Autocad Drawings\Nantucket\Cliff Road\81 Cliff Road\81 Cliff Road - FAL.dwg

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 165

Street & Number of Proposed Work: 81 CLIFF RD

Owner of record: AMERICAN TRUST CO. / KELLY

Mailing Address: 14850 MONTFORT DR. STE 267
DALLAS, TX 75254

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ROBERT NEKLMAN SCI.

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508.228.8056 E-mail: R.C.NEKLMAN@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☑ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other O.D. SHOWER RELOCATION, PORCH RAILINGS

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: NC ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: " ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NA

Original Date: 1950

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☑ Yes ☑ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 48"
Type: 2
Length: 30' +/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL / EXISTING Walkways BLUESTONE Walls CUT GRANIT TO MATCH EXISTING

* Note: Complete door and window schedules are required.

COLORS

Sidewall K/WHITE CEDAR NTK Clapboard (if applicable) — Roof NA

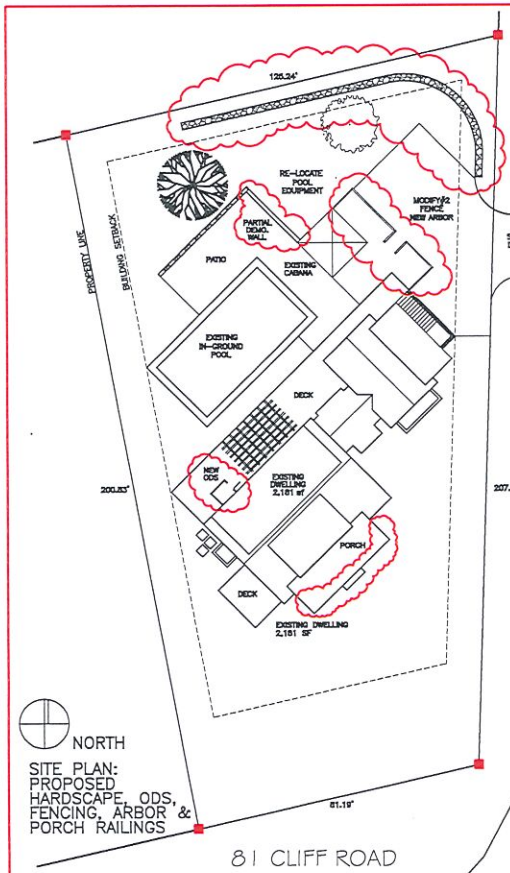
Trim K/WHITE Sash — Doors NA

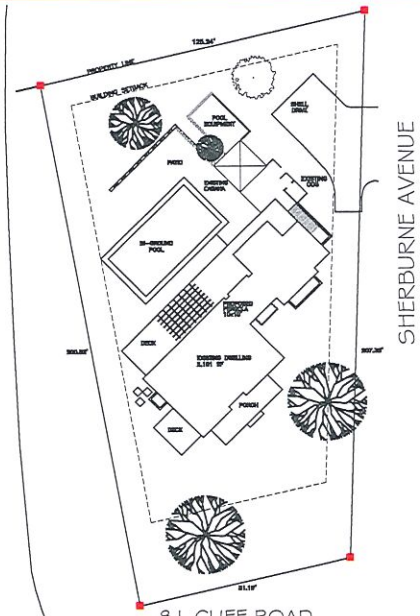
Deck EX. MAHOG. NTW Foundation — Fence K/WHITE Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8.21.24 Signature of owner of record _____ Signed under penalties of perjury





DRAWING INDEX

1L	SITE PLANS: EXISTING & PROPOSED ZONING INFORMATION
2L	ELEVATIONS: EXISTING & PROPOSED EAST & WEST
3L	ELEVATIONS: EXISTING & PROPOSED NORTH & SOUTH
4L	ARIAL 3D RENDERINGS: SOUTH & NORTH VIEWS

LOCUS MAP

81 CLIFF ROAD

MAP NO.	30
PARCEL NO.	165
ZONING CLASSIFICATION	R-20
LOT AREA	20,709 s.f.
SETBACKS:	
FRONT YARD	30'
REAR/SIDE	10'
G.C.R.	12.5%
ALLOWED G.C.	2,588 s.f.
EXISTING G.C.	2,181 s.f.
CABANA*** PLUMBING	(198) s.f.
PROPOSED GARAGE/BARN	204 s.f.
PROPOSED NEW	2,584 s.f.



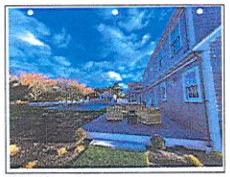




EAST



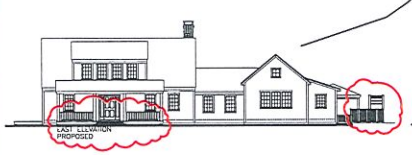
SOUTH EAST

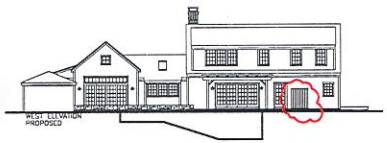


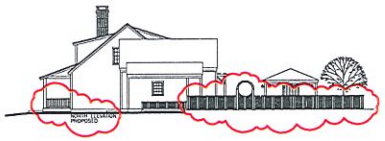
WEST

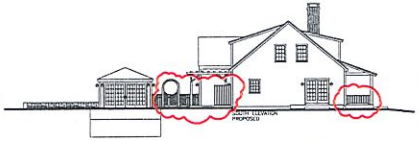


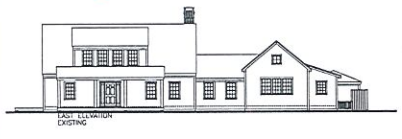
NORTH

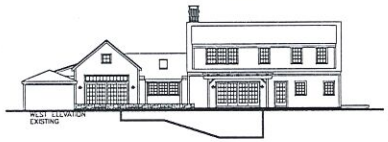


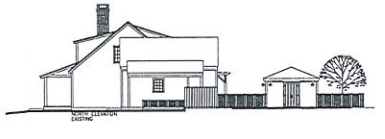


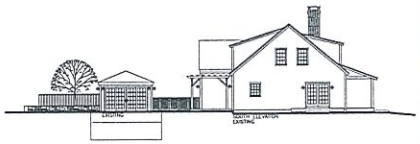












SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
HARDSCAPE, OUT-DOOR SHOWER, FENCING, ARBOR & PORCH RAILINGS

NOTES
BUILDING:
HDC
CERT.

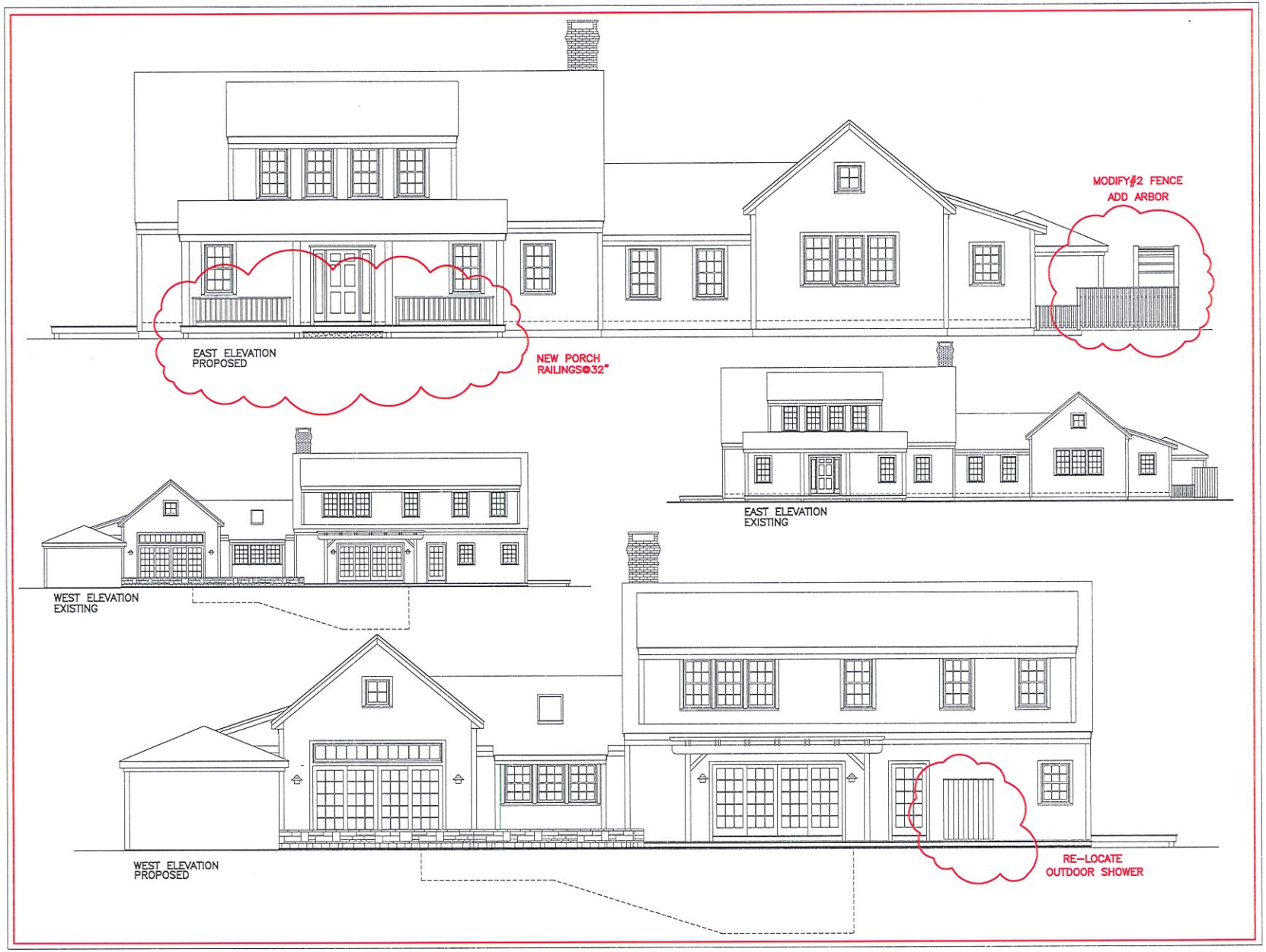
SCI COPYRIGHT 2024

TITLE
DRAWING INDEX
ZONING INFO.
SITE PLANS:
EXIST. & PROPOSED

DATE
08-21-2024

SCALE
1/4"=1'0"

1L



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PROJECT
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NOTES
BUILDING:
HDC
CERT.

SCI COPYRIGHT 2024

TITLE
ELEVATIONS:
EXIST. & PROP.
EAST & WEST

DATE
08-21-2024

SCALE
1/4"=1'0"

2L

SANDCASTLE CONSTRUCTION INC.
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P.O. BOX 2113
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02584
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PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA
HARDSCAPE, OUT-DOOR SHOWER,
FENCING, ARBOR & PORCH RAILINGS

NOTES
BUILDING:
HDC
CERT.

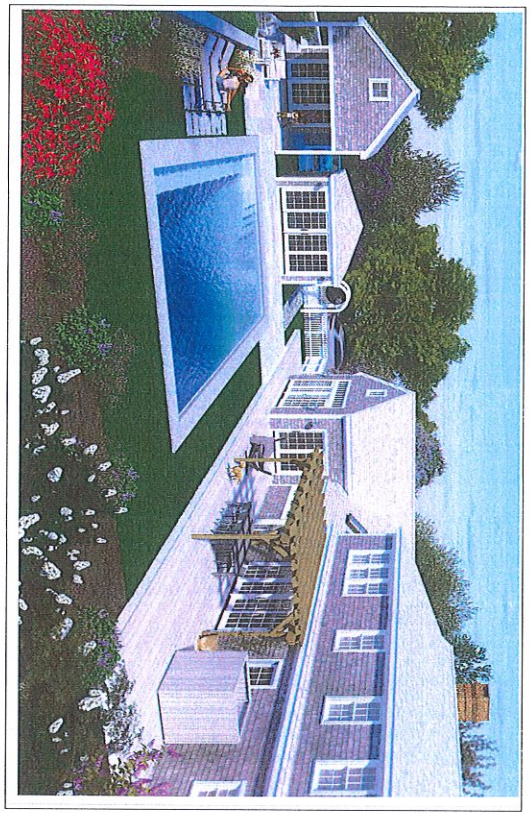
SC© COPYRIGHT 2024

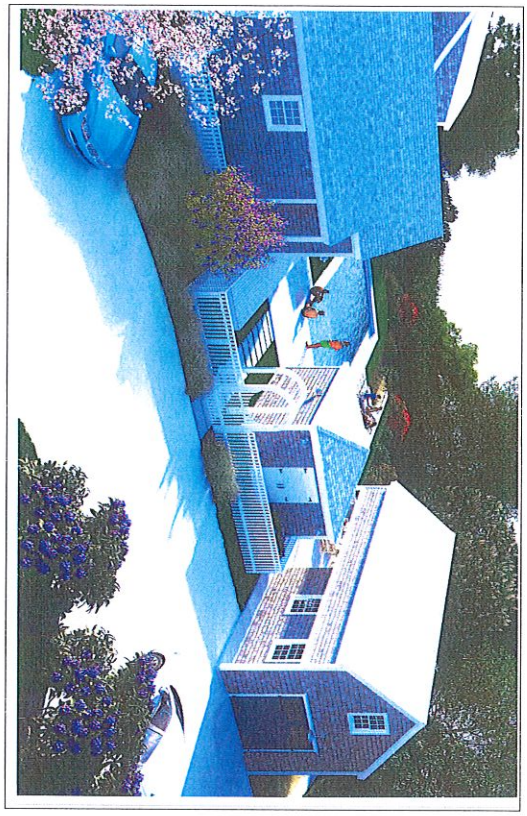
TITLE
ELEVATIONS:
EXIST. & PROP.
NORTH & SOUTH

DATE
08-21-2024

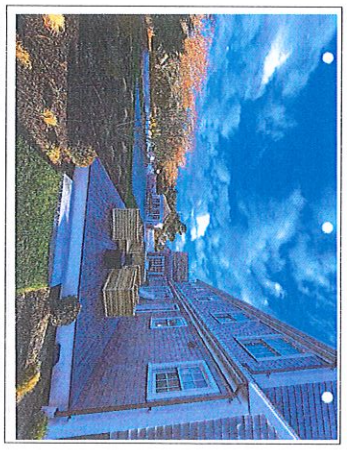
SCALE
1/4"=1'0"

3L





SOUTH EXISTING



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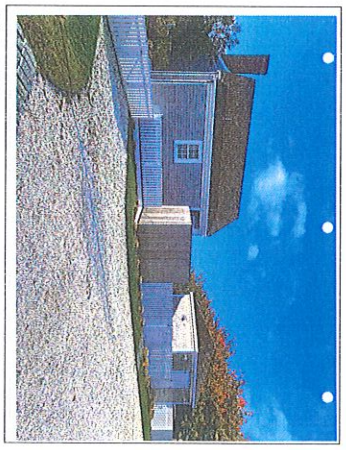


SET COPYRIGHT©2024

TITLE
3D VIEWS
NORTH & SOUTH :
EXIST. & PROP.

DATE
08-21-2024

SCALE
N.S.

3.4
BL

NOTES
BUILDING:
HDC
CERT.

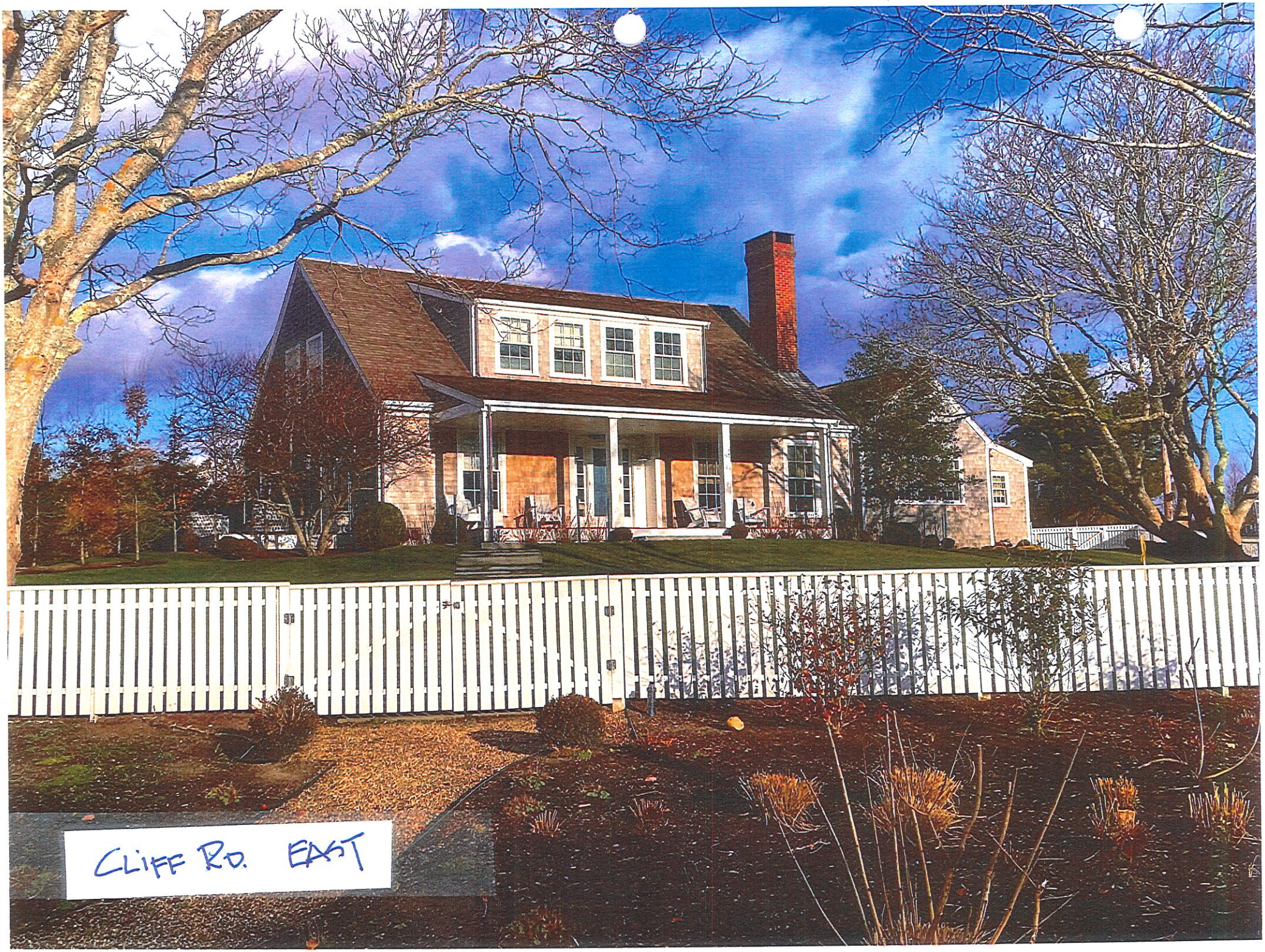
PROJECT
KELLY RESIDENCE
81 CLIFF ROAD
NANTUCKET, MA

HARDSCAPE, FENCE & ARBOR
GARAGE/BARN

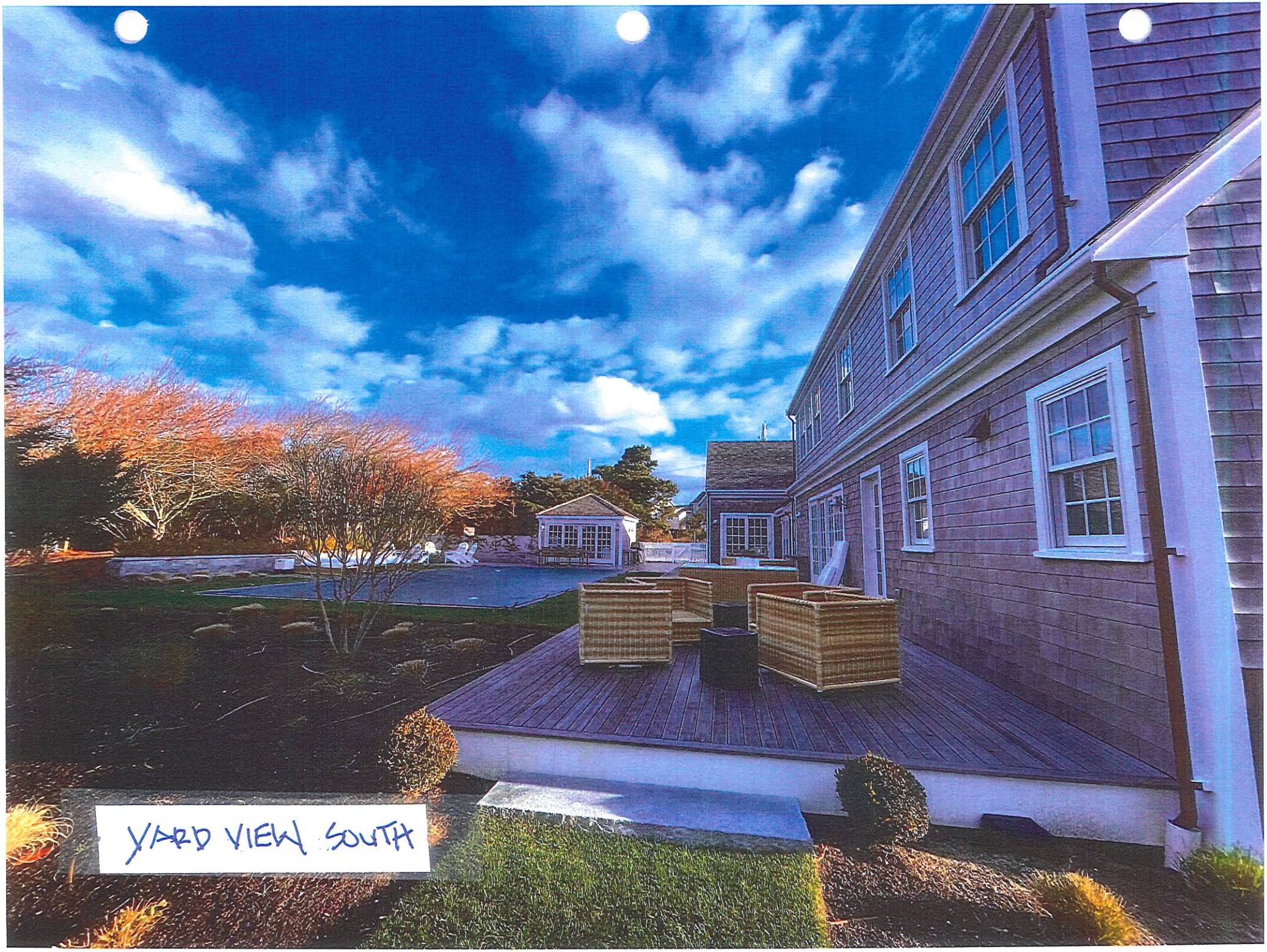
SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS

P.O. BOX 2113
NANTUCKET, MA
02584

508.228.8050


CLIFF RD. EAST


NORTH VIEW


YARD VIEW SOUTH





BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC3-21
MAP/PARCEL#30-165

Recorded by: WAS Date: 06/24/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 81 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

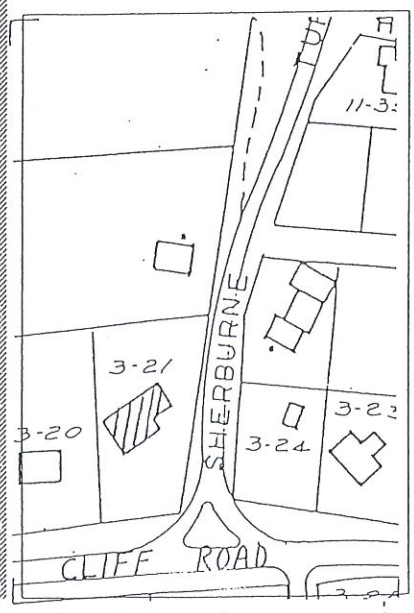
4. Present Owner: LEVINGER, FREDERICK & CAROL

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3X2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:1/2 Acre or less
11. Approximate Frontage (ft.): 50
12. Setback from Street (ft.):40 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Garage,Parking, Deck
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Balloon Wood Frame
19. Exterior Wall Material, Front Facade: Verticle Siding
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Rear Elevation
26. Dormer Roof(s): Shed
27. Chimney Material: Brick-unpainted
28. Chimney Position: End Wall
29. Number of Chimneys: 1
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Federal, Recessed
33. Number of Bays: N/A
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 1/1(12/12 GRILLE)

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Blinds
39. Condition: Excellent
40. Integrity: Original Site
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1950
Source: Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: ~~Additive, Gabled Ell~~ side gabled with addition
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records

FOLEY
CURBS CUT
76 ORANGE ST.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2024

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office. $150-

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

NA 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RCW 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** -- Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

August 19, 2024

Dear Madam/ Sir:

Please accept this letter as my approval for Mr. Rob Newman to sign all HDC Applications as my agent.

Best .



Erin M. Foley

76 Orange Street
Nantucket, MA 02554

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I ROBERT NEUMAN

AS AGENT FOR ERIN FOLEY

STREET ADDRESS 76 ORANGE ST

MAP/PARCEL 55.1.4 / 25

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8.21.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8.26.2024 Date

HARDSCAPE- DRIVEWAY- FENCE - GATE - ARBOR- CURBING/DPW CHECKLIST

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.
*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised
It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
X	Completed application -Application Fee- $50.00.
X	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
X	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
X	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
X	Hardscape/Driveway/Fence/Gate/Arbor/Curbing -DPW/ Type: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
N/A	**Any proposed improvements within the Town R.O.W. requires prior Approval through Select Board.**
X	All documents MUST be legible. All sets MUST BE collated and stapled.
X	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Signed Affidavit: see reverse side.

Historic District Commission

FENCE - GATE - ARBOR CHECKLIST

X	Electronic Submission: Each of the foregoing documents(including this check list) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.
X	Signed Affidavit: see below.

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 6.20.2024

HISTORIC DISTRICT COMMISSION
2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: (508) 325-7587 Fax: (508) 228-7298

Historic Structures Supplemental Application

Owner of Record: ERIN FOLEY

Address: 76 ORANGE ST. Map/Parcel: 55.1.4 / 25

Historic Name of Building: 76 ORANGE ST.

Original Date of Construction: c 1860 HDC Survey? X Yes ____ No

How is the structure rated? ____ Individually Significant X Contributing ____ Non-Contributing

Describe Proposed Work: REMOVE EXISTING BRICK PARKING AREA ON YORK ST.. PROVIDE NEW 12x22' PARKING ACCESS @ ORANGE ST.

Describe amount of existing building fabric to be removed or altered (use additional pages if necessary):

12' SECTION OF 4' HIGH BOARD FENCE - NEW
REMOVE EXISTING COMMON BRICK PARKING
MATERIAL. RE-PURPOSE @ NEW PARKING
WITH ORANGE ST. ACCESS.
SEE ATTACHED DRAWINGS

All Historic Structure Applications must contain:

X 1. Historic Documentation (Including date of construction, architectural/historic significance, evolution of structure, maps (i.e. Sanborn Fire Insurance), photographs)

X 2. As Built Drawings (include all elevations, floor plans, and any significant detailing)

X 3. Black and White Photographs (include current elevations and significant details)

X 4. Demolition Plan (include all existing building fabric to be removed, both interior and exterior)

Please contact the office at 228-7231 if you have any questions regarding the research or this application. This application must be completed as part of the overall Certificate of Appropriateness application. The Historic Structures Advisory Board may also request further information as part of its review. The HDC reserves the right to delay the review of an application if this information is not provided.

Revised 03/20/13

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55.1.4 PARCEL N°. 25

Street & Number of Proposed Work: 76 ORANGE ST.

Owner of record: ERIN FOLEY

Mailing Address: 46 ROTON AVE.
NORWALK, CT 06853

Contact Phone #: 415-298-6267 E-mail: FOLEYBIRD @ YAHOO.COM

AGENT INFORMATION (if applicable)

Name: R. NEWMAN SIT

Mailing Address: PO BOX 2113
NANTUCKET, MA 02584

Contact Phone #: 508-228-8850 E-mail: R.C. NEWMAN @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other CURB CUT - MOVE FROM YORK ST - TO - ORANGE ST.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: NA

Original Date: 1850

Original Builder: NA

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☒ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) Common ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4'
Type: 1X6 BOARD FENCE
Length: 12'+/-

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Common Brick Walkways N/A Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall EX. Clapboard (if applicable) — Roof EXISTING - NC
Trim " Sash EXISTING NC Doors EXISTING - NC
Deck " Foundation " NC Fence CEDAR NTW Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8.21.24 Signature of owner of record [signature] FOR E.F.

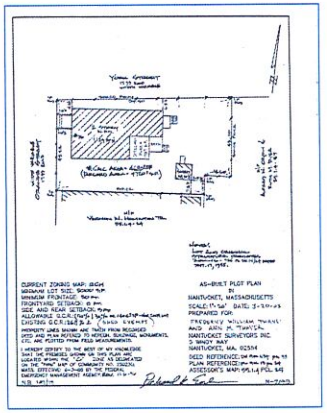
Signed under penalties of perjury

CURB CUT

DRAWING INDEX

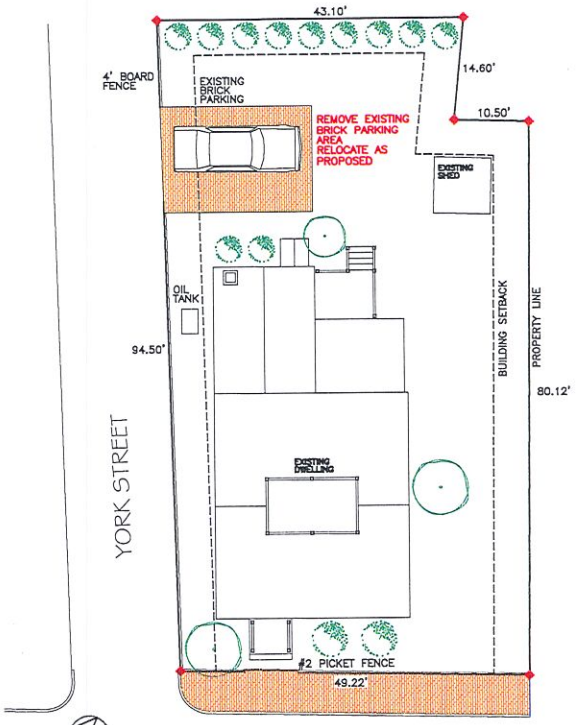
1 SITE PLAN: EXISTING & PROPOSED
ZONING INFO.
PHOTOGRAPHS



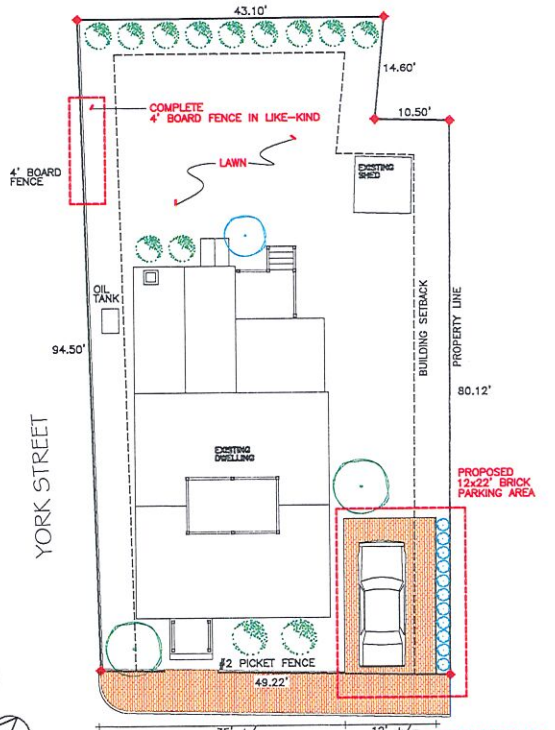


LOCUS MAP
76 ORANGE STREET

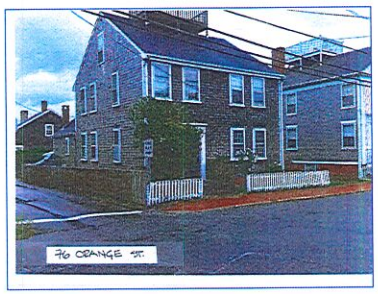
LOT NO.S	--
MAP NO.	55.1.4
PARCEL NO.	25
ZONING CLASSIFICATION	R-1
LOT AREA	*4,720 s.f.
SETBACKS:	
FRONT YARD	10'
REAR/SIDE	5'
G.C.R.	30%
ALLOWED G.C.	1,416 s.f.
EXISTING G.C.	1,124 s.f.
TOTAL G.C. PROPOSED	NO CHANGE

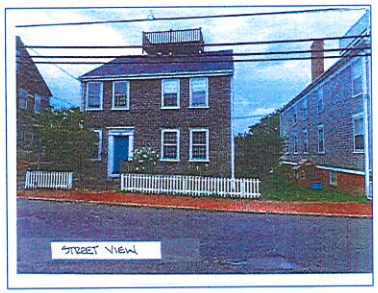


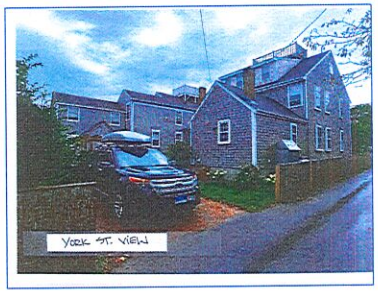
SITE PLAN: EXISTING



SITE PLAN: PROPPOSED







SANDCASTLE CONSTRUCTION INC.
ARCHITECTS & BUILDERS
P.O. BOX 2113
NANTUCKET, MA
02584
508.228.8050

PROJECT
FOLEY RESIDENCE
76 ORANGE STREET
NANTUCKET, MA.

JOB NO

NEW CURB CUT

NOTES
HDC
CERT. NO.

COPYRIGHT SCI 2024

TITLE
DRAWING INDEX
SITE PLAN
PROPERTY PHOTOS

ZONING INFO.

DATE
08-21-2024

SCALE
1/8"=1'0"

1

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NA 1 - 22
MAP/PARCEL#: 55.1.4-25

Recorded By: AH Date: 6/10/89 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 76 Orange St 2. BUILDING NAME:

3. OWNERSHIP: O a. public Ø b. private 4. PRESENT OWNER:

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership; and information source)

6. USE: Original: Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: Ø a. Yes O b. No
Interior accessible, explain:

8. MAP -- 3 X 2"

9.



DESCRIPTION:

10. FOUNDATION
Ø a. brick · O b. rubblestone O c. concrete O d. other: _____

11. STRUCTURAL SYSTEM
O a. post-and-beam O c. masonry load-bearing walls
O b. balloon wood frame O d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
Ø a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
Ø a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
Ø a. shingles - weathered O c. brick O e. board and batten
O b. shingles - painted O d. clapboard O f. flush boarding
O g. other: _____

15. NUMBER OF STORIES: O a. 1 O c. 1 3/4 Ø e. 2 1/2 O g. other: _____
O b. 1 1/2 O d. 2 O f. 3

16. ROOF SHAPE: Ø a. gable O c. hip O e. other: _____
O b. gambrel O d. shed

17. ROOFING MATERIAL: Ø a. composition shingle O b. weathered cedar shinge O c. slate

18. ROOF FEATURES:
O a. roof walk
O b. dormers on street facade
O c. dormers on side elevations
O d. dormers on rear elevation
O e. balustrade
O f. skylight
O g. roof hatch
O h. cupola
O i. other: _____

19. DORMER ROOF(S): O a. gable O b. hip O c. shed O d. other: _____

20. CHIMNEY MATERIAL: Ø a. brick, unpainted O c. brick, parged O e. concrete block
O b. brick, painted O d. rubblestone O f. metal

21. CHIMNEY POSITION: Ø a. center O b. off-center O c. end wall O d. other: _____

22. NUMBER OF CHIMNEYS: O a. one Ø b. two O c. three O d. other: _____

23. CHIMNEY FEATURES: Ø a. corbelling O b. chimney pots/owls O c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: O a. center Ø b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- Ø h. Greek Revival
- ○ i. recessed
- ○ j. other: _____

26. NUMBER OF BAYS:

- ○ a. three
- Ø b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- Ø b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- Ø d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:
(check several if appropriate)

- Ø a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- Ø c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: boxed entrance pent, 2 story rear gabled ell
(with dates if known) with side entry and chimney

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- Ø b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

O a.	pre-1750, 2 1/2-story Lean-to	O h.	Italianate
O b.	post-1750, 1 3/4-story Lean-to	O i.	Second Empire
Ø c.	Typical Nantucket 4-bay	O j.	Queen Anne
O d.	1 3/4 story, 3-bay	O k.	Colonial Revival
O e.	Federal	O l.	Shingle style
O f.	Greek Revival	O m.	Bungalow
O g.	Gothic Revival	O n.	Four Square

O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- Ø c. Lancaster, The Architecture of Historic Nantucket, page: 213
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- Ø f. NHA photos: Neg 700 (late 19th c/early 20th c); P5954-"Owen Chase House"
- O g. HABS research: _____
- O h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ⊙ a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: 30 feet

41. SETBACK FROM STREET:

O a.	at sidewalk	O c.	20 feet or less
Ø b.	10 feet or less	O d.	other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled Ø b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)

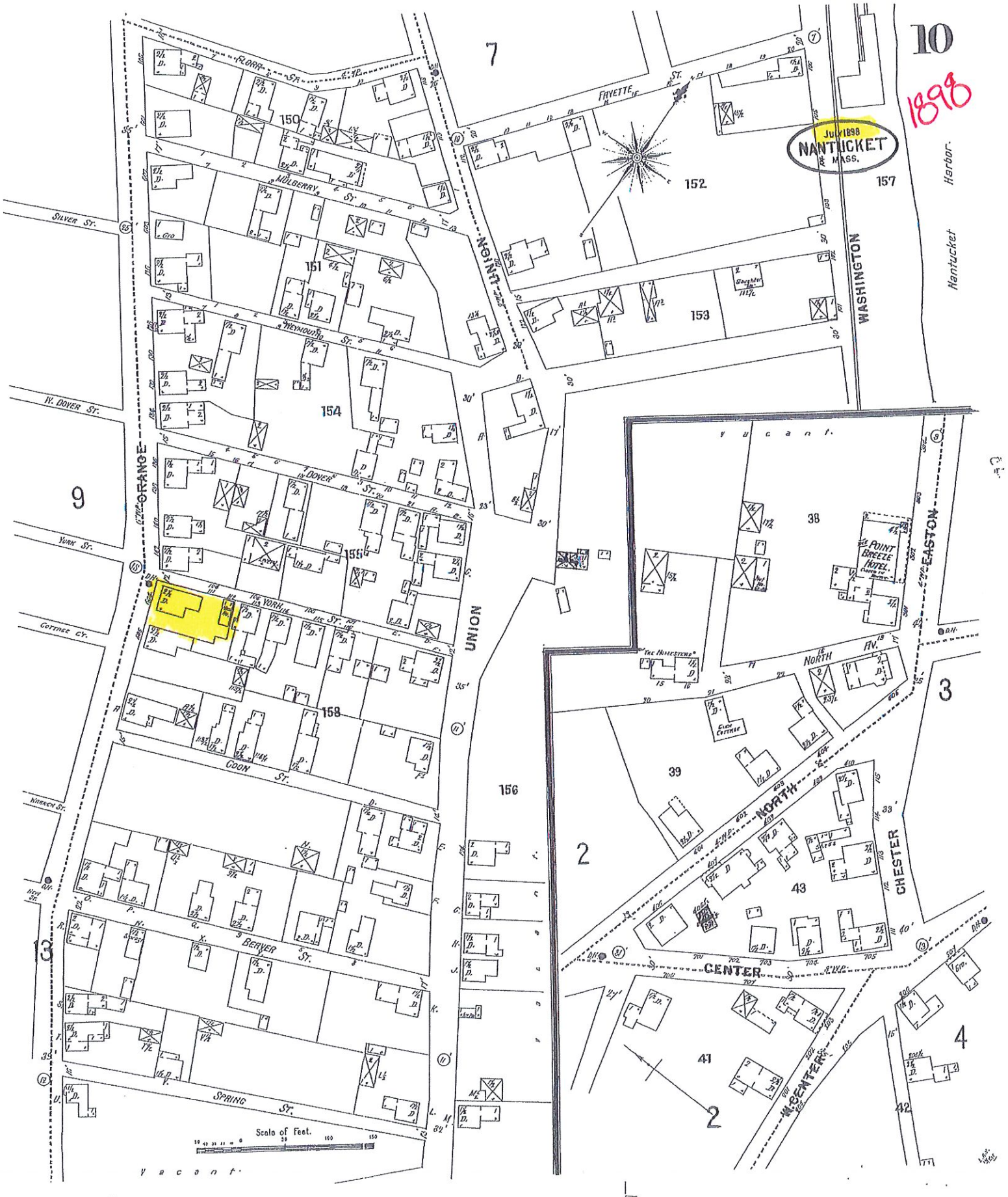
Ø a.	densely built-up	Ø d.	residential
O b.	scattered buildings	O e.	commercial
O c.	open land	O f.	old historic district

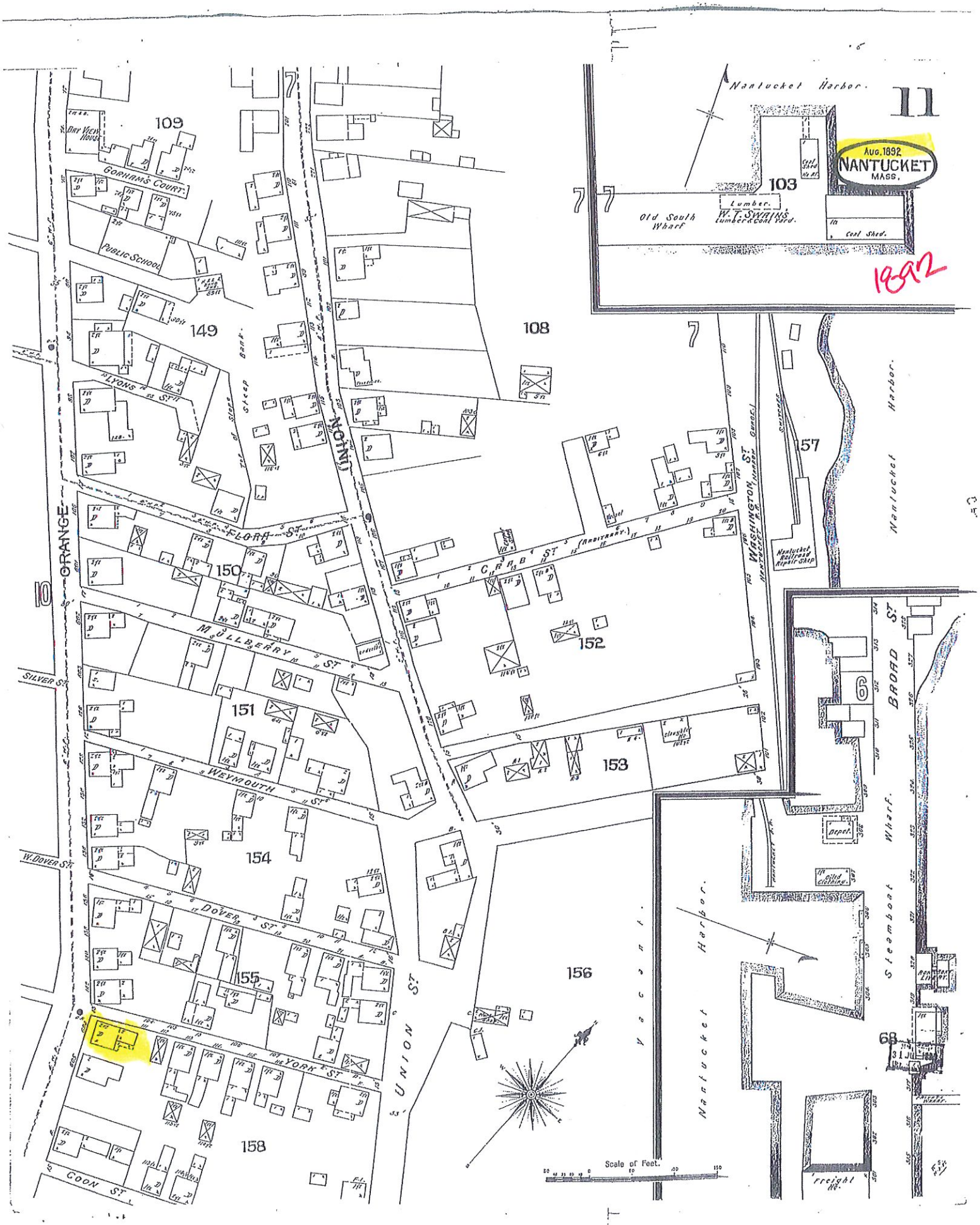
44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): NA

O a. barn	O b. privy	O c. shop	O d. arbor
O e. carriage house	Ø f. shed	O g. gardens	O h. deck
O i. garage	O j. greenhouse	O k. fence	O l. parking

O m. scallop shanty n. landscape features: _____ o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____


10
1898
July 1898
NANTUCKET
MASS.
7
9
3
2
4
13
42
150
151
152
153
154
155
156
157
158
38
39
41
43
FLORA ST.
MULBERRY ST.
HEYWOOD ST.
DOVER ST.
YORK ST.
COON ST.
BEAVER ST.
SPRING ST.
FAYETTE ST.
NORTH FV.
CENTER
CHESTER
EASTON
WASHINGTON
UNION
ORANGE
W. DOVER ST.
SILVER ST.
YORK ST.
WARREN ST.
COTTAGE CT.
Nantucket Harbor.
POINT BREEZE HOTEL
THE HOMESTEAD
Scale of Feet.
vacant
vacant


11
Aug. 1892
NANTUCKET
MASS.
1892
Nantucket Harbor.
Old South Wharf
Lumber.
W. T. SWAINS
Lumber & Coal Yard.
Coal Shed
103
109
Bay View House
Gorham's Court
Public School
149
Lyons St.
Steep Bank
Top of Slope
Union
108
Flora St.
150
Crab St.
(Arbitrary.)
Washington St.
Nantucket R.R.
Nantucket Railroad Repair Shop
157
Nantucket Harbor.
Orange
10
Mullberry St.
152
Silver St.
151
Weymouth St.
153
Broad St.
6
Depot.
Oiled Clothing.
154
W. Dover St.
Dover St.
155
Union St.
156
Vacant.
Nantucket Harbor.
Steamboat Wharf.
York St.
158
Coon St.
68
Freight Ho.
Scale of Feet.




ONE WAY
76 ORANGE ST.


STREET VIEW


YORK ST. VIEW

Orange Swordfish LLC - 28 Orange Street Nantucket, MA

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

X	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1 copy):** of existing elevations
N/A	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
N/A	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 175

Street & Number of Proposed Work: 28 Orange St

Owner of record: Orange Swordfish LLC

Mailing Address: 28 Orange St
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Change chimneys from painted white to natural brick

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Tupper-Folger House

Original Date: 1775

Original Builder:

REVISIONS* (describe)

1. East Elevation Change chimneys from painted white to natural brick
2. South Elevation "
3. West Elevation "
4. North Elevation "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) common ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No Changes

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/23/24 Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 28 Orange St on the following statement:

I Sascha Douglass, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my
(print name of property owner/applicant)
Orange Swordfish LLC
behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus

AS AGENT FOR Orange Swordfish LLC

STREET ADDRESS 28 Orange Street

MAP/PARCEL 42.3.2 / 175

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08.26.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature — Date: 08.22.24

Orange Swordfish LLC

28 Orange Street
Nantucket, MA 02554

08.22.24

HDC Submission



West Elevation



South Elevation

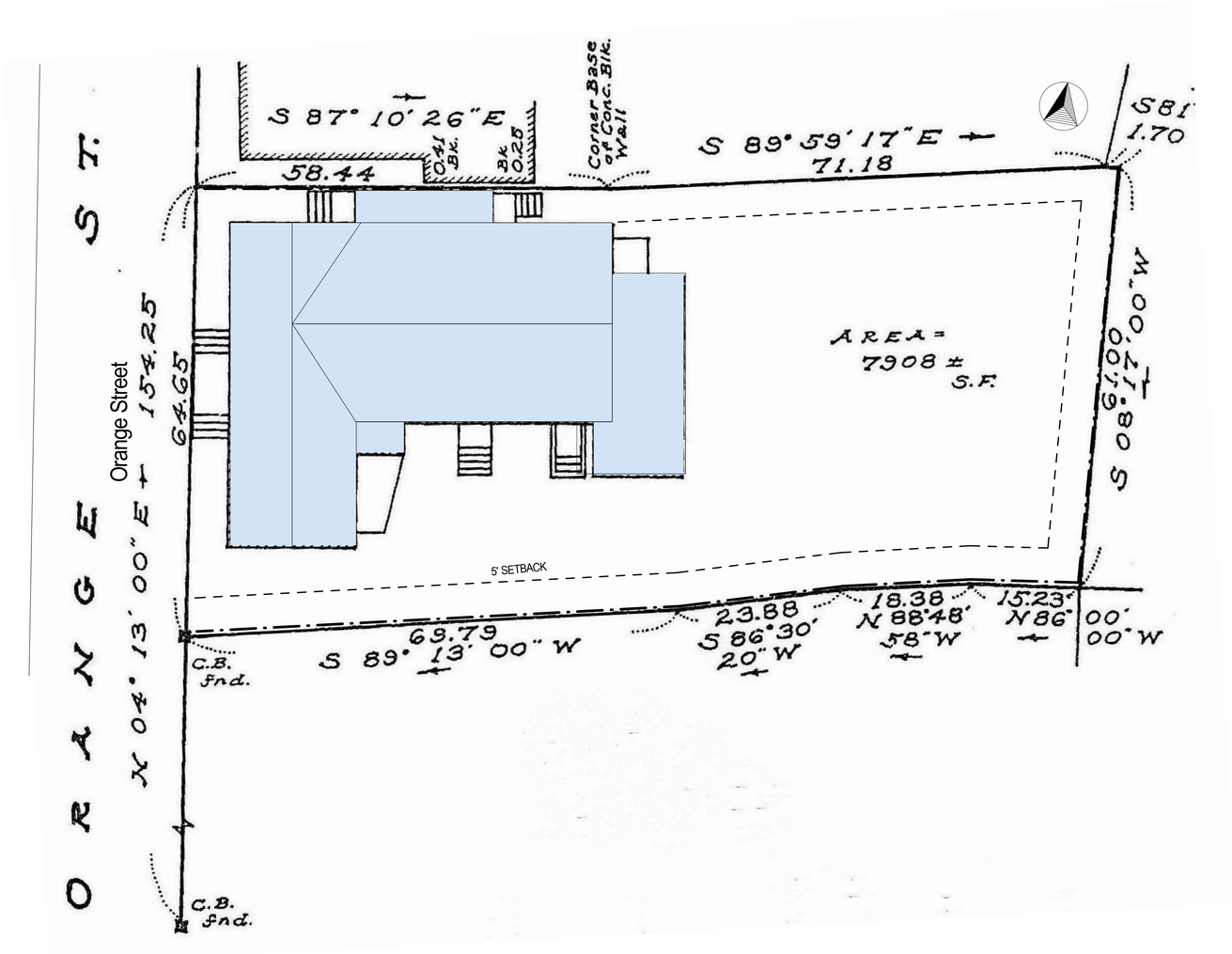


East Elevation



North Elevation

Locus Map



Site Plan
1" = 10'-0"

2316

Orange Swordfish LLC

28 Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	42.3.2 / 175
Current Zoning:	ROH
Minimum Frontage:	50 ft
Front Setback:	0 ft
Side/Rear Setback:	5 ft
Lot Size:	7,908 sq. ft.
Min. Lot Size:	5,000 sq ft
Allowable G.C.:	40% or 3163 sq. ft.
Existing G.C.:	2024 sq. ft.
Proposed G.C.:	0 sq. ft.
Total Proposed G.C.:	2024 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

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A.1.0	Basement Plan	3
A.1.1	First Floor Plan	3
A.1.2	Second Floor Plan	3
A.1.3	Third Floor Plan	3
A.2.1	Exterior Elevations	3
A.2.2	Exterior Elevations	3
A.2.3	Exterior Elevations	3
A.2.4	Exterior Elevations	3
A.3.1	Perspective Views	3
A.4.1	Photographs - Front	3

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

G.1.1
2316

08.26.24

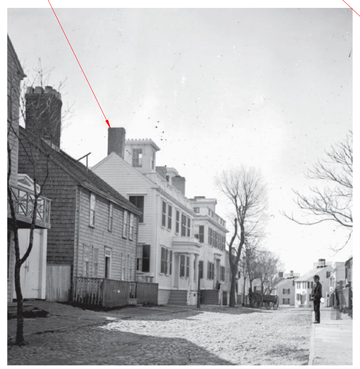
HDC Submission



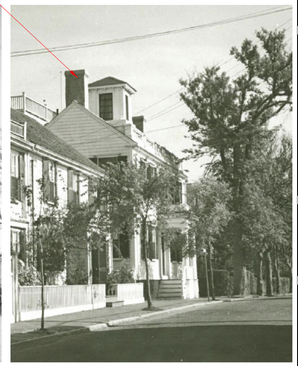
West Elevation - Proposed
1/4" = 1'-0"



C. 1860s



C. 1870s



C. 1950s



3 North Elevation - Proposed
1/4" = 1'-0"

2316

Orange Swordfish LLC

28 Orange Street
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

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A.2.1

2316

08.26.24

HDC Submission



1 East Elevation - Proposed
1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"

2316

Orange Swordfish LLC

28 Orange Street
Nantucket, MA 02554

emeritus
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Nantucket, MA 02554
508.325.4995
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Exterior Elevations

Site Information

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A.2.2

2316








ONE
WAY

36. STYLE OF ARCHITECTURE:

- O a. pre-1750, 2 1/2-story Lean-to
- O b. post-1750, 1 3/4-story Lean-to
- O c. Typical Nantucket 4-bay
- O d. 1 3/4 story, 3-bay
- O e. Federal
- ✓ f. Greek Revival — front section rear is older
- O g. Gothic Revival
- O h. Italianate
- O i. Second Empire
- O j. Queen Anne
- O k. Colonial Revival
- O l. Shingle style
- O m. Bungalow
- O n. Four Square
- O o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: original house-rear, facing south, front section added c. 1820. Tupper was the town's physician. It is believed that Tupper entertained Crevecoeur here. His son, James Tupper drew the map in Letters From an American Farmer. Charles James Folger, son of Thomas Folger, became secretary to the Treasury under President Arthur in 1881.

38. SOURCES:

- O a. Registry of Deeds: _____
- O b. Assessor's Records: _____
- O c. Lancaster, The Architecture of Historic Nantucket, page: 211
- O d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- O e. Sanborn Maps, date: _____
- ✓ f. NHA photos: _____
- ✓ g. HABS research: _____
- ✓ h. NHA plaque records: _____
- O i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 18A O a. 1/2 acre or less O b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:
- ✓ a. at sidewalk
- O b. 10 feet or less
- O c. 20 feet or less
- O d. other: _____

42. ORIENTATION TO STREET ADDRESS: O a. gabled ✓ b. ridge parallel O c. other: _____

43. SURROUNDINGS: (check several if appropriate)
- ✓ a. densely built-up
- O b. scattered buildings
- O c. open land
- ✓ d. residential
- O e. commercial
- ✓ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:
See form(s): _____

- O a. barn
- O b. privy
- O c. shop
- O d. arbor
- O e. carriage house
- O f. shed
- ✓ g. gardens
- O h. deck
- O i. garage
- O j. greenhouse
- ✓ k. fence
- ✓ l. parking
- O m. scallop shanty
- n. landscape features: _____
- o. other: _____

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-21-12
MAP/PARCEL#: 4232-175

Recorded By: AEG Date: 11/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 28 Orange St. 2. BUILDING NAME: _____

3. OWNERSHIP: O a. public ✓ b. private 4. PRESENT OWNER: Howar, Raymond J. & Pamela JT

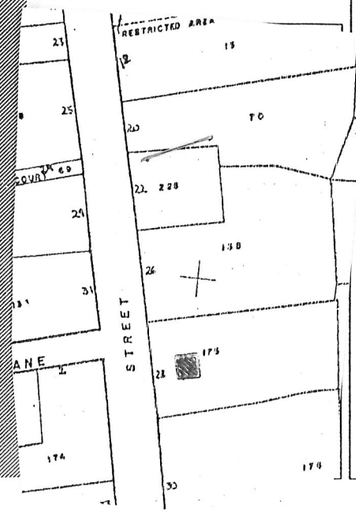
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)
1755 - Benjamin Tupper bought land from Tristram Starbuck. 1755 - Tupper bought more land from George Hussey & built the original part of the house. 1793 - Obadiah Wood bagged from Tupper (father-in-law). 1798 - Wyer Swain. 1816 - Thomas Varney MacCleave. 1818 Thomas Folger bought then added west part of house. 1827 - John Nicholson. 1831 - Thomas Folger. 1831 - James Athearn. 1833 - Charles Bunker. 1856 - Mary B. Colburn 1895 - Frank E. Defriez from Colburn heirs. 1901 - Eliza M. Jenkinson. 1910 - Mary Colbur Defriez 1919 - Defriez bought land from Helen M. Sylvaro. 1920 - Everett U. Crosby. 1923 - Margaret Hinsdill Crosby 1963 - Dagmar Sargeant. 1964 - Mary Allen Havemeyer.

6. USE: Original: dwelling Present: dwelling
O a. seasonal O b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes O b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
- ✓ a. brick
- ○ b. rubblestone
- ○ c. concrete
- ○ d. other: _____

11. STRUCTURAL SYSTEM
- ○ a. post-and-beam
- ○ b. balloon wood frame
- ○ c. masonry load-bearing walls
- ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ✓ c. brick
- ✓ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
- ✓ a. shingles - weathered
- ✓ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
- ○ a. shingles - weathered
- ○ b. shingles - painted
- ○ c. brick
- ○ d. clapboard
- ○ e. board and batten
- ○ f. flush boarding
- ○ g. other: _____

15. NUMBER OF STORIES:
- ○ a. 1
- ○ b. 1 1/2
- ○ c. 1 3/4
- ○ d. 2
- ✓ e. 2 1/2
- ○ f. 3
- ○ g. other: _____

16. ROOF SHAPE:
- ✓ a. gable
- ○ b. gambrel
- ○ c. hip
- ○ d. shed
- ○ e. other: _____

17. ROOFING MATERIAL:
- ✓ a. composition shingle
- ○ b. weathered cedar shinge
- ○ c. slate

18. ROOF FEATURES:
- ✓ a. roof walk
- ○ b. dormers on street facade
- ○ c. dormers on side elevations
- ○ d. dormers on rear elevation
- ○ e. balustrade
- ○ f. skylight
- ✓ g. roof hatch
- ○ h. cupola
- ○ i. other: _____

19. DORMER ROOF(S):
- ○ a. gable
- ○ b. hip
- ○ c. shed
- ○ d. other: _____

20. CHIMNEY MATERIAL:
- ✓ a. brick, unpainted
- ○ b. brick, painted
- ○ c. brick, parged
- ○ d. rubblestone
- ○ e. concrete block
- ○ f. metal

21. CHIMNEY POSITION:
- ○ a. center
- ✓ b. off-center (end)
- ○ c. end wall
- ○ d. other: _____

22. NUMBER OF CHIMNEYS:
- ✓ a. one
- ○ b. two
- ○ c. three
- ○ d. other: _____

23. CHIMNEY FEATURES:
- ✓ a. corbelling
- ○ b. chimney pots/owls
- ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION:
- ✓ a. center
- ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES: (check several if appropriate)
- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: columned portico w/ balcony

26. NUMBER OF BAYS:
- ○ a. three
- ○ b. four
- ✓ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:
- ✓ a. flush
- ✓ b. plank frame
- ○ c. bull-nose
- ○ d. other: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:
- ○ a. 12/12
- ✓ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: 3/3 in basement

29. PORCH:
- ○ a. front
- ○ b. side
- ○ c. wrap rear

30. DETAILS: (check several if appropriate)
- ○ a. corner boards (plain)
- ✓ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ✓ e. blinds
- ✓ f. watertable
- ○ g. pilasters
- ✓ h. trellis
- ○ i. other: _____

31. CONDITION:
- ✓ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:
- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: Rear portion built 1755. Front portion added 1769 NHA ft.
(with dates if known) Front door originally in South facade.
Front block built 1833 for Charles Painter, Lancaster

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
- ✓ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: 1755 SOURCE: HABS
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
- ○ a. box
- ✓ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other: _____



Tupper- Folger House, Benjamin Tupper Hou

Historic Name

After 1755

Construction Year

28 Orange Street, Nantucket, Massachusetts

Street Address

Resource Types Included

Historic American Building Survey, 1970

Nantucket Historical Association: Historic Photographs

UF | Historic Preservation
UNIVERSITY of FLORIDA

PNT
NANTUCKET PRESERVATION TRUST

PIN Preservation Institute: Nantucket

Orange and Union Streets Neighborhood Study
Tupper - Folger House
also known as Benjamin Tupper House
28 Orange Street
Nantucket
Nantucket County
Massachusetts

HABS No. MASS-1073

HABS
MASS
10-NANT
76R-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY HABS No. MASS-1073

ORANGE AND UNION STREETS NEIGHBORHOOD STUDY
TUPPER - FOLGER HOUSE
also known as Benjamin Tupper House

HABS
MASS
10-NANT
76R-

Location: 28 Orange Street (on east side), Nantucket, Massachusetts

Present Owner: Mary Allen Havemeyer

Present Occupant: Havemeyer family

Present Use: Dwelling

Brief Statement of Significance: The rear or east section is one of the first houses built in this section and believed to be the home where Grevecoeur, author of Letters From an American Farmer, was entertained in 1772; the west section is typical of the five-bay Greek Revival "mansions" built in Nantucket at the time of the greatest whaling prosperity; part of the Orange and Union Streets Neighborhood Study (MASS-1014).

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners:

1755 -- Benjamin Tupper bought from Tristram Starhuck, yeoman, for 32 pounds "a piece of land in the Fish Lots on Wesco Hill".
1755 -- Benjamin Tupper, physician, bought additional land from George Hussey, being "on the declivity Wesco Bank" for 10 pounds, 13 shillings, 4 pence, and soon afterwards built the original part of the house.
1793 -- Obadiah Wood by deed from his father-in-law Benjamin Tupper. Paid 250 pounds for "land together with dwelling-house, barn, outhouses and fence".
1798 -- Wyer Swain bought from William Macy and Thomas Coffin Jr., attorneys for Estate of Dr. Tupper.
1816 -- Thomas Varney MackCleave, merchant, bought for $2000 from Rebecca Swain, widow of Wyer Swain.
1818 -- Thomas Folger, master mariner, bought from Thomas Varney MackCleave for $1350, and added the west part of the house.
1827 -- John Nicholson, house carpenter, bought from Thomas Folger for $1600.
1831 -- Thomas Folger bought from John Nicholson for $1400.
1831 -- James Athearn bought from Thomas Folger for $3000.

1833 -- Charles Bunker bought from James Athearn for $4000.
1856 -- Mary B. Colburn bought from Charles Bunker.
1895 -- Frank E. Defriez from Colburn heirs.
1901 -- Eliza M. Jenkinson from Frank E. Defriez.
1910 -- Mary Colburn Defriez from Eliza M. Jenkinson.
1919 -- Mary Colburn Defriez from Helen M. Sylvaro "land lying west of stone wall separating the properties".
1920 -- Everett U. Crosby from Mary Colburn Defriez.
1923 -- Margaret Hinsdill Crosby by deed from husband, Everett U. Crosby.
1963 -- Dagmar Sargent bought from Estate Margaret Hinsdill Crosby.
1964 to date -- Mary Allen Havemeyer.
(Abstract: Records Registry Deeds, Nantucket, Mass.)

2. Date of erection: East part 1755 or shortly thereafter; west part 1820.
(Abstract: Old Deeds and Research of 28 Orange Street by Everett U. Crosby)

3. Architect: None

4. Original plans, construction, etc.: The width of the property along Orange Street is 64' and depth 97'. It has been assumed in comparing measurements in old deeds that Orange Street may have been a few feet further to the east than it now is.

The present rear portion of the old house has been occupied some seven generations and probably each of them made changes. Originally there was no house across the front on Orange Street, no Orange Street porch, no kitchen wing, no lavatory extension and no piazza porch at the east. The house faced exactly south with the entrance door on south side where it still exists. Kitchen was in basement with large cooking fireplace and brick bake oven which have not been disturbed. Various partitions have been removed. All of the twelve pane window sash have been replaced with six pane except some of the old sash still in the north wall. The central six-flue chimney is unaltered. There are nine fireplaces, four of which were added with the newer part at Orange Street front. There is a brick-walled high basement, typical of Nantucket, under all of the old and new house, lighted by side windows.

5. Notes on alterations and additions: The newer portion of the house fronting on Orange Street was built by Thomas Folger who bought the property in January, 1818, in which year his son Charles was born. It was of more pretentious architectural detail than the older rear building and can probably be dated c. 1820.

B. Historical Events Connected with the Structure:

Built by the Town's physician, Dr. Benjamin Tupper, this must have been a gracious home, for Dr. Tupper was a man of science, travel and culture. It is believed that it was in this house that Hector St. John deCrevecoeur, author of Letters from an American Farmer, was entertained during his visit to the Island in 1772. The map of Nantucket in the Letters was drawn by Dr. Tupper's son James.

Charles James Folger, son of Thomas Folger, was born and spent his boyhood in this house. In 1881 he became Secretary of the Treasury under President Arthur.

C. Sources of Information:

1. Old Views: Photograph in Nantucket Illustrated by A. Wittemann, New York: Albertype Co., 1888; 1953 photograph of front of house in Ninety Five Per Cent Perfect by Everett U. Crosby, Nantucket: Tetaukimmo Press, 1953.

Prepared by Mrs. Marie M. Coffin
Nantucket, Massachusetts
June 1970

PART II. PROJECT INFORMATION

These records were prepared as part of the Orange and Union Streets Neighborhood Study (MASS-1014) made in the summer of 1970 by the Historic American Buildings Survey on Nantucket, Massachusetts. This is the fifth summer project of a continuing HABS comprehensive survey of the early architecture and urban design of Nantucket financed by a grant from the Nantucket Historical Trust.

The project was under the general supervision of James C. Massey, Chief of the Historic American Buildings Survey. Project Director was Professor F. Blair Reeves, A.I.A., of the University of Florida. Historical information was provided by Mrs. Marie M. Coffin of Nantucket, Massachusetts. Photographs are by Jack E. Boucher of Linwood, New Jersey. The material was edited for deposit in the Library of Congress by Mrs. Constance Werner Ramirez, August 1971.

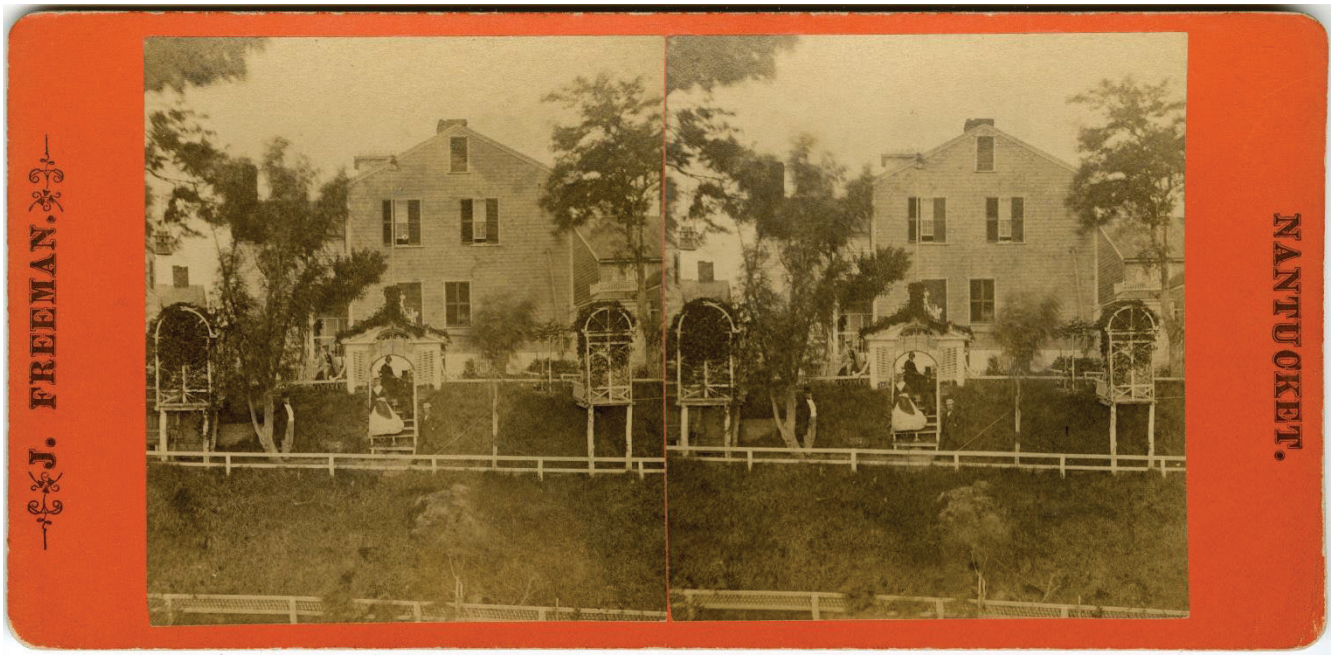
Nantucket Historical Association: Historic Photographs



Unknown photographer. 1860s. “Looking south on Orange Street. The house on the left with the belvedere is 28 Orange Street.” Nantucket Historical Association. GPN709.



Freeman, Josiah. 1860s. “Unidentified boy on steps of 28 Orange Street Identical to P6936, identified as taken by Thos. Stiff. Studio: Josiah Freeman, Nantucket, MA.” Nantucket Historical Association. SG6530.



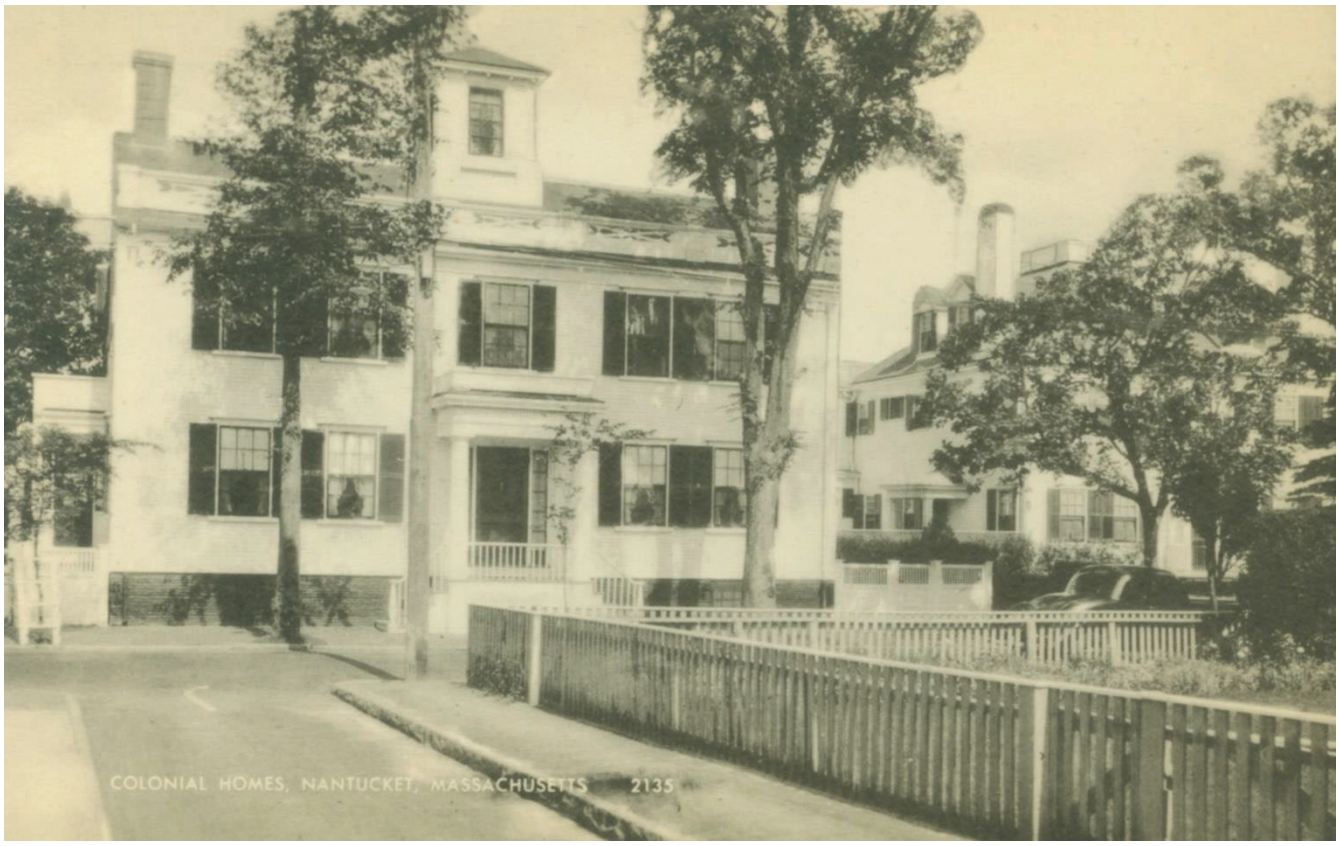
Freeman, Josiah. 1860s. “Rear of Colburn House, at 28 Orange Street. Studio: J. Freeman, Nantucket.” Nantucket Historical Association. SG6534.



Unknown photographer. 1870s. “Glass stereograph negative Street scene, with lone man looking into camera. On the left are houses at 26 Orange Street, 28 Orange Street, and 30 Orange Street.” Nantucket Historical Association. GPN-shute-43.



Unknown photographer. 1910s. “View of the back of homes on Orange Street, including numbers 28, 30 and 32, as seen from Union Street.” Nantucket Historical Association. F466.



Unknown photographer. 1910s. “Postcard image of the house at 28 Orange Street. Note on the back reads: Everett Crosby's house 28 Orange Street across from 33 Orange Street. Studio: Published for Haddon Photo Shop, Nantucket, MA.” Nantucket Historical Association. PC-Orange-11.



Unknown photographer. 1950s. “Looking south on Orange Street. Partial view of houses at 26 Orange Street and 28 Orange Street. Studio: Louis S. Davidson, 333 East 57th Street, New York 22, N.Y.” Nantucket Historical Association. P10568.



Unknown photographs. 1952 July 3. “Portico on the house at 28 Orange Street.” Nantucket Historical Association.P17813.



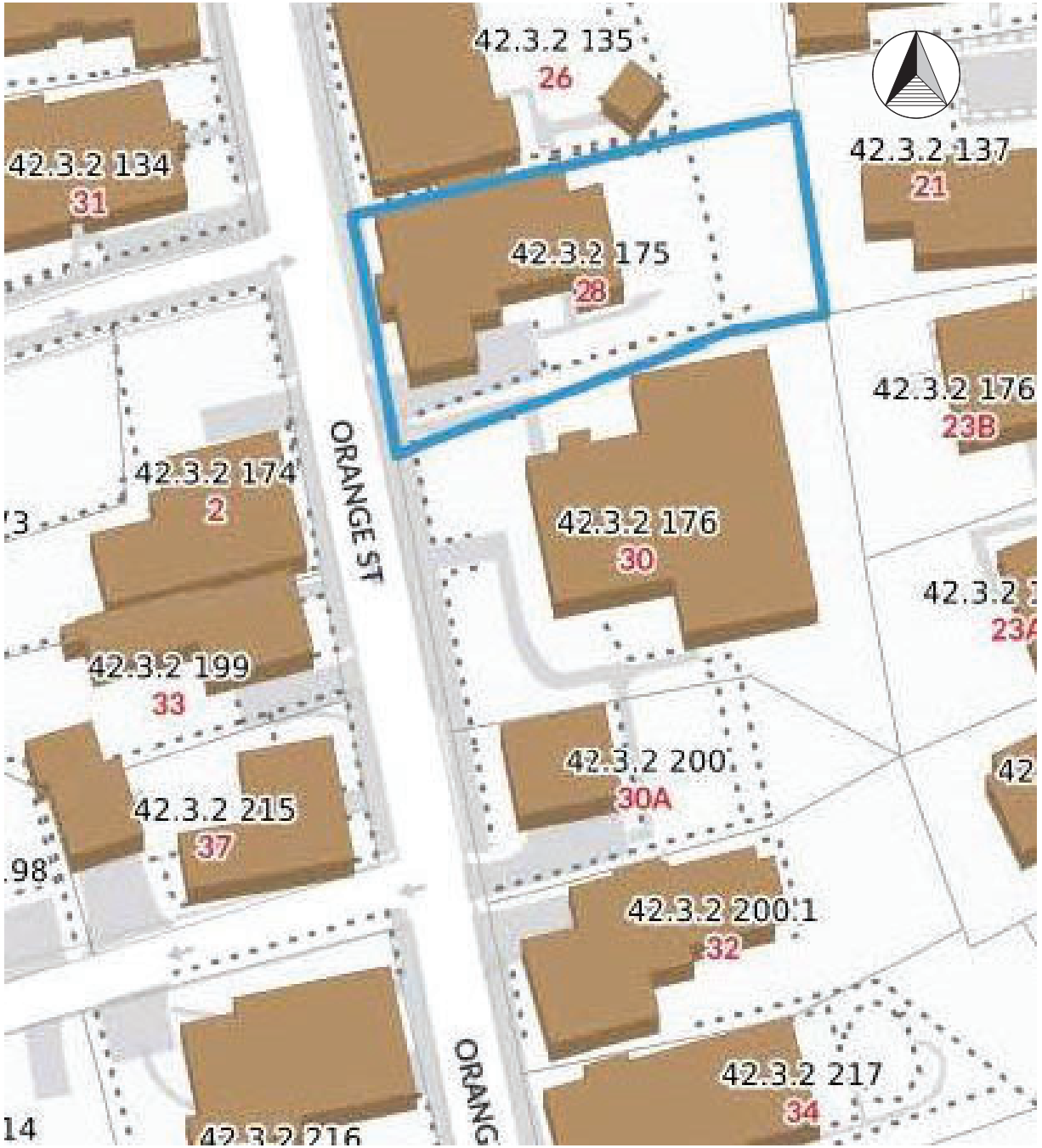
Unknown photographer. 1950s. “View of the Islander liquor store and the Port of Call Gifts store, as seen from the A & P parking lot, with snow. Studio: H.M. Havemeyer, 28 Orange Street, Nantucket, Mass. 02554.” Nantucket Historical Association. P11428.



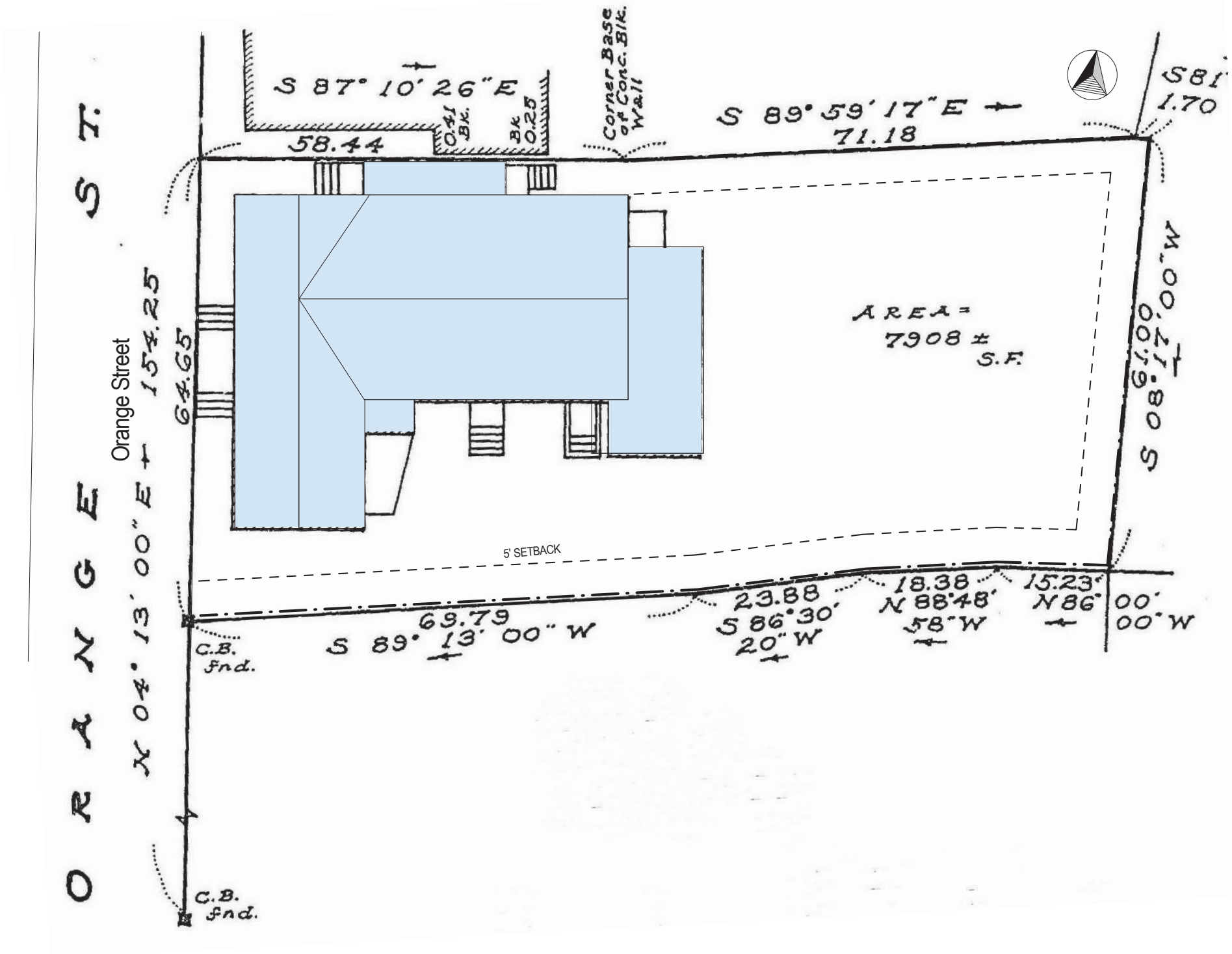
Unknown photographer. 1960s. “Looking south on Orange Street at the facades of 26 and 28 Orange.” Nantucket Historical Association. P7472.



Unknown photographer. 1982. “House at 28 Orange Street.” Nantucket Historical Association. PH81-1.


42.3.2 135
26
42.3.2 134
31
42.3.2 175
28
42.3.2 137
21
42.3.2 176
23B
42.3.2 174
2
ORANGE ST
42.3.2 176
30
42.3.2 199
33
42.3.2 200
30A
42.3.2 215
37
42.3.2 200.1
32
42.3.2 217
34
ORANG

Locus Map



Site Plan

1" = 10'-0"



08.20.24

West Elevation - Proposed

1/4" = 1'-0"



2 South Elevation - Proposed
1/4" = 1'-0"



1 East Elevation - Proposed

1/4" = 1'-0"



3 North Elevation - Proposed
1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 340

Street & Number of Proposed Work: 12 New St

Owner of record: Laura Lorio

Mailing Address: 12 New St Nantucket MA 02554

Contact Phone #: 917 703 1680 E-mail: laura.lorio@mac.com

AGENT INFORMATION (if applicable)

Name: Laura Lorio

Mailing Address: Same as above

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☒ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 39' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

RECEIVED AUG 23 2024 By _____

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/23/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Laura Lorio

AS AGENT FOR Self

STREET ADDRESS 12 New St

MAP/PARCEL 55-340

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 08/23/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date

RECEIVED
AUG 23 2024
By

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

RECEIVED
AUG 23 2024
By

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Completed application -Application Fee- $50.00.
	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
	Site Plan- 4 copies scaled at between 1" =20' to 1" =60'; Site plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: ------X--------X------X----- --------X----X----------
	Pictures: (4 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with driveway material/fences/gates/arbors/curbing in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
	Hardscape/Driveway/Fence/Gate/Arbor/Curbing: 4 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application. c. height and length.
	Any proposed improvements within the Town R.O.W. requires prior Approval through Town Administration and/or Select Board. **Please note a COA is required prior to driveway access approval by the DPW. Refer to Zoning Bylaw 139-20.1B(2).**
	All documents MUST be legible. All sets MUST BE collated and stapled.
	Electronic Submission: Each of the foregoing documents (including this checklist) MUST BE scanned to a single PDF file and emailed to hdcsubmissions@nantucket-ma.gov.

HARDSCAPE-DRIVEWAY-FENCE -GATE -ARBOR- CURBING CHECKLIST

**The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

**PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: _____ Date: 08/23/24

Plan



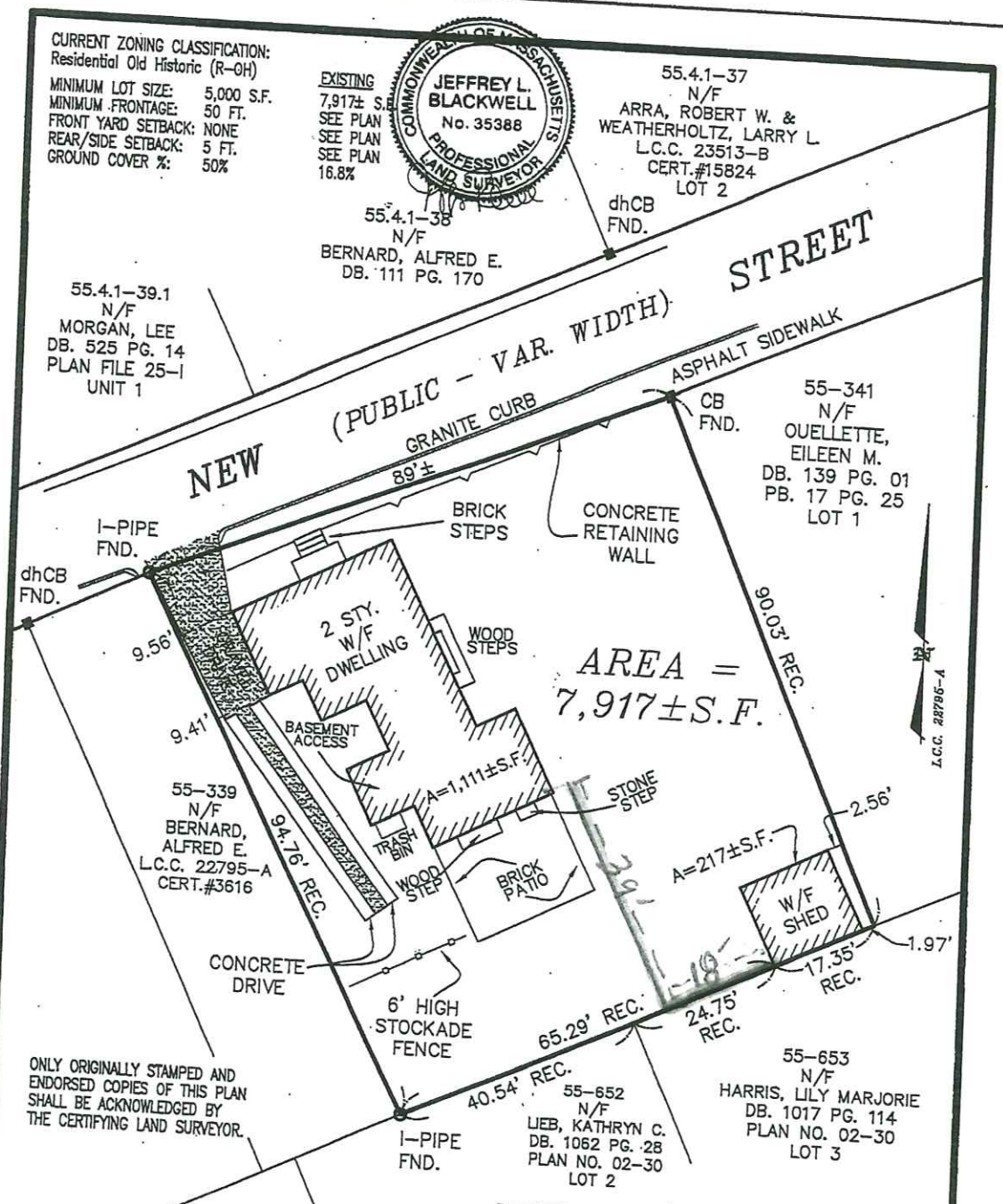
Cedar 6' fence
12 New Street
Nantucket MA

laura.lorio@mac.com
917 703 1680

Laura Lorio

RECEIVED
AUG 23 2024
By

RECEIVED
AUG 23 2024
By



ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

MORTGAGE INSPECTION PLAN in Nantucket, MA

SCALE: 1"=20' DATE: DECEMBER 07, 2016

Owner: . . . JAYRAY, LLC . . . . . .

Deed/Cert.: . . DEED BK. 1055 PAGE 117 . . .

Tax Map: . 55-340 Locus: #12 NEW STREET

TO: . . . CITIZENS BANK, N.A. . . . . AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . X . . , DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 25019C0088G, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

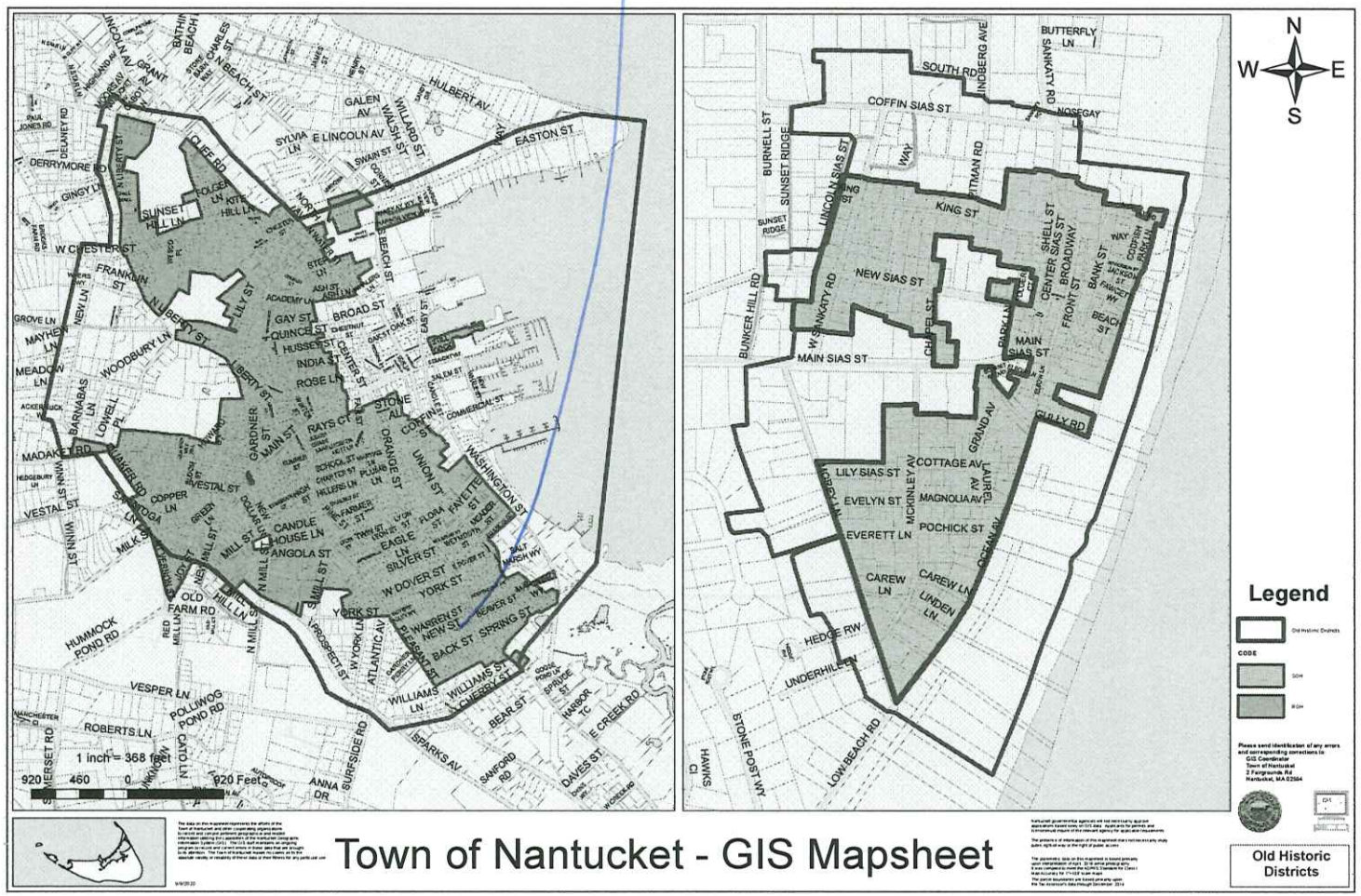
THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.

THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.

THIS PLAN SHALL ...

BLACKWELL & ASSOCIATES, Inc.
Professional Land S...

12 New Street

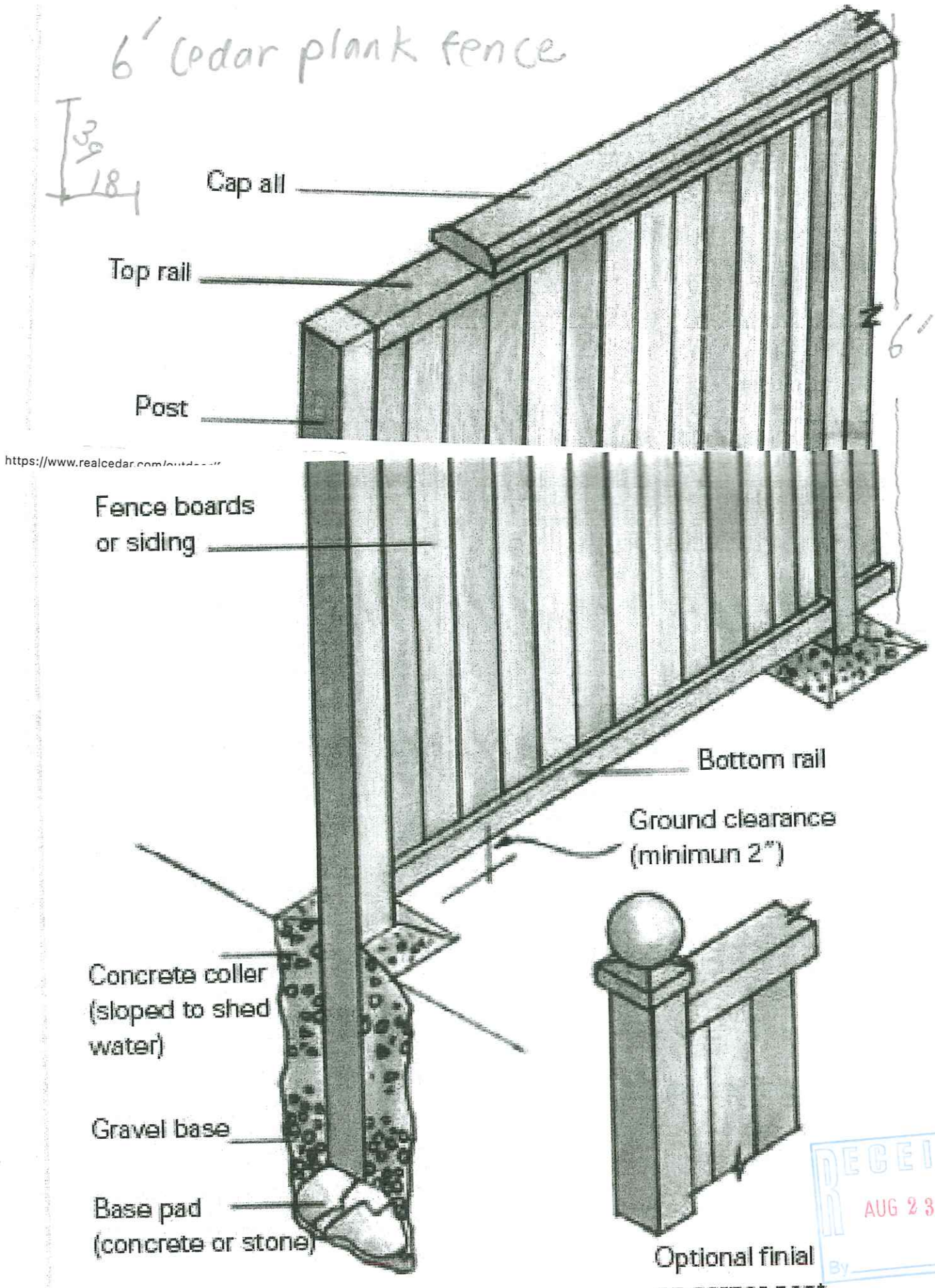


Town of Nantucket - GIS Mapsheet

RECEIVED
AUG 23 2024
By

6' cedar plank fence

3'
18'



RECEIVED
AUG 23 2024
By

12 New Front

Fence in need of repair

Fence in neighborhood

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: HDC2024-08-11000

DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 156

Street & Number of Proposed Work: 19 Fairgrounds Rd

Owner of record: 19 FGR ACK LLC

Mailing Address: 1324 Lexington Ave STE 245
New York, NY 10128

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Reid Yeaw

Mailing Address: 54 Old South Rd.
Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyeaw@gmail.com

FOR OFFICE USE ONLY 1014

Date application received: 8/26/24 Fee Paid: $ 224.-

Must be acted on by: 9/24/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other Move-on to this Property from 2 Nobadeer Wy

Size of Structure or Addition: Length: 76'-0" Sq. Footage 1st floor: 1120
Width: 28'-0" Sq. footage 2nd floor: NA
Sq. footage 3rd floor: NA

Decks/Patio: Size: NA ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North ϕ South ϕ East ϕ West ϕ

Height of ridge above final finish grade: North 17'6" South 17'6" East 17'6" West 17'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) NA ☐ Other _____

Roof Pitch: Main Mass 7/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer NA Rough Opening NA Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x12 Rake 1x6 Soffit (Overhang) NA Corner boards 1x6 Frieze NA
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round NA Square NA

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer BROSCO

Doors* (type and material): ☐ TDL ☑ SDL Front FIBERGLASS Rear WOOD SOLID Side NA
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NA Roof BLACK
Trim GREY Sash WHITE Doors WHITE
Deck NTW Foundation GREY Fence NA Shutters NA

Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring th
ion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the
any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties

Gmail **Reid Yenor <rkyenor@gmail.com>**

17 and 19 Fairgrounds, Nantucket

1 message

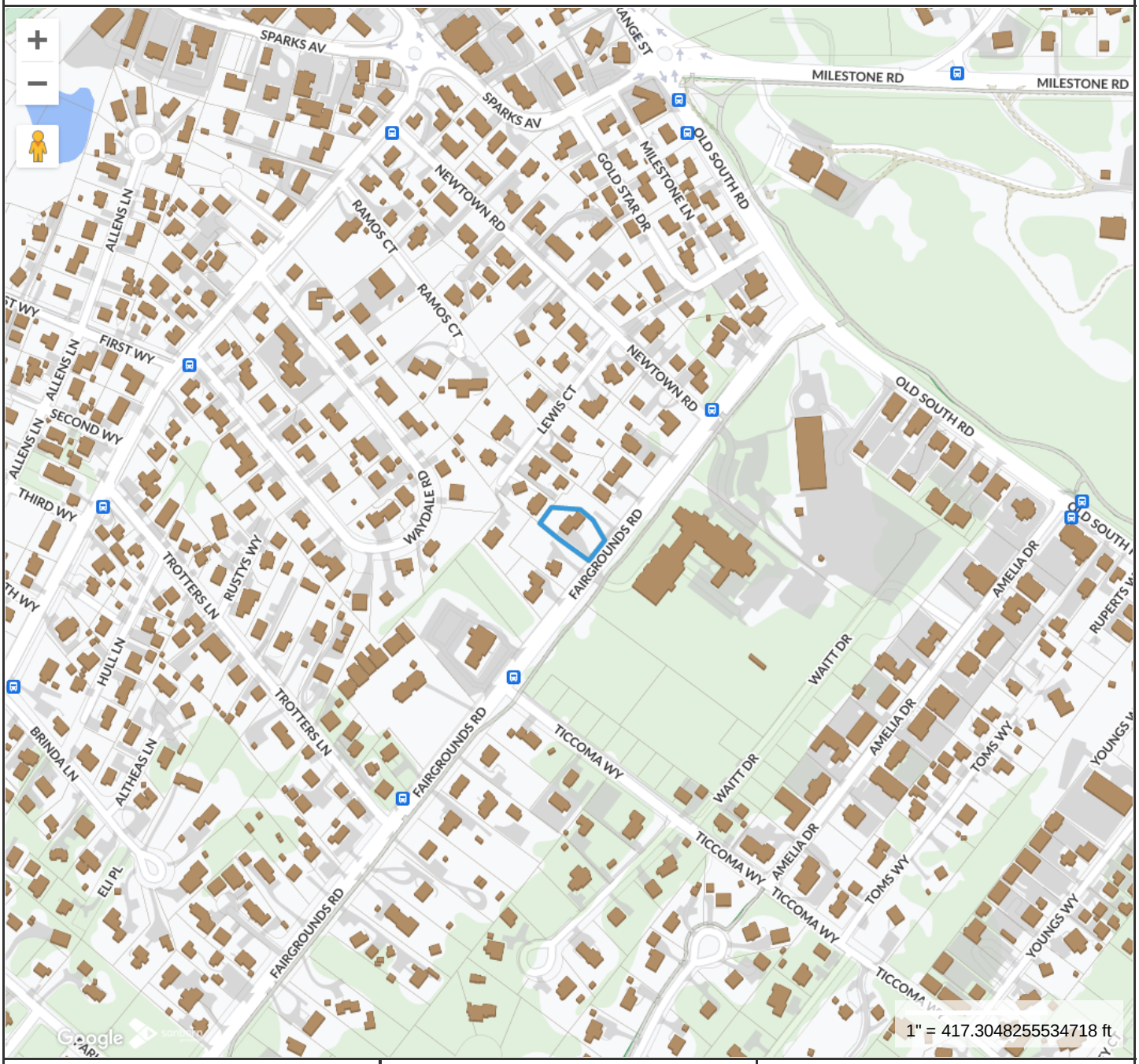
Gerald Platt <gerald.platt@gmail.com> Fri, Aug 23, 2024 at 9:45 AM
To: Dustin Maury <dustin@mauryassociates.com>, rkyenor@gmail.com, Gideon Platt <gideon.platt@gmail.com>, Larry Maury <larrymaury@gmail.com>

To whom it may concern,

Please be advised that I authorize Reid Yenor to represent us in all matters pertaining to the Historic District Commission, in regard to 17 Fairgrounds and 19 Fairgrounds.

Thank you

Gerald Platt



Property Information

Property ID	5464
Location	19 FAIRGROUNDS RD
Owner	19 FGR ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

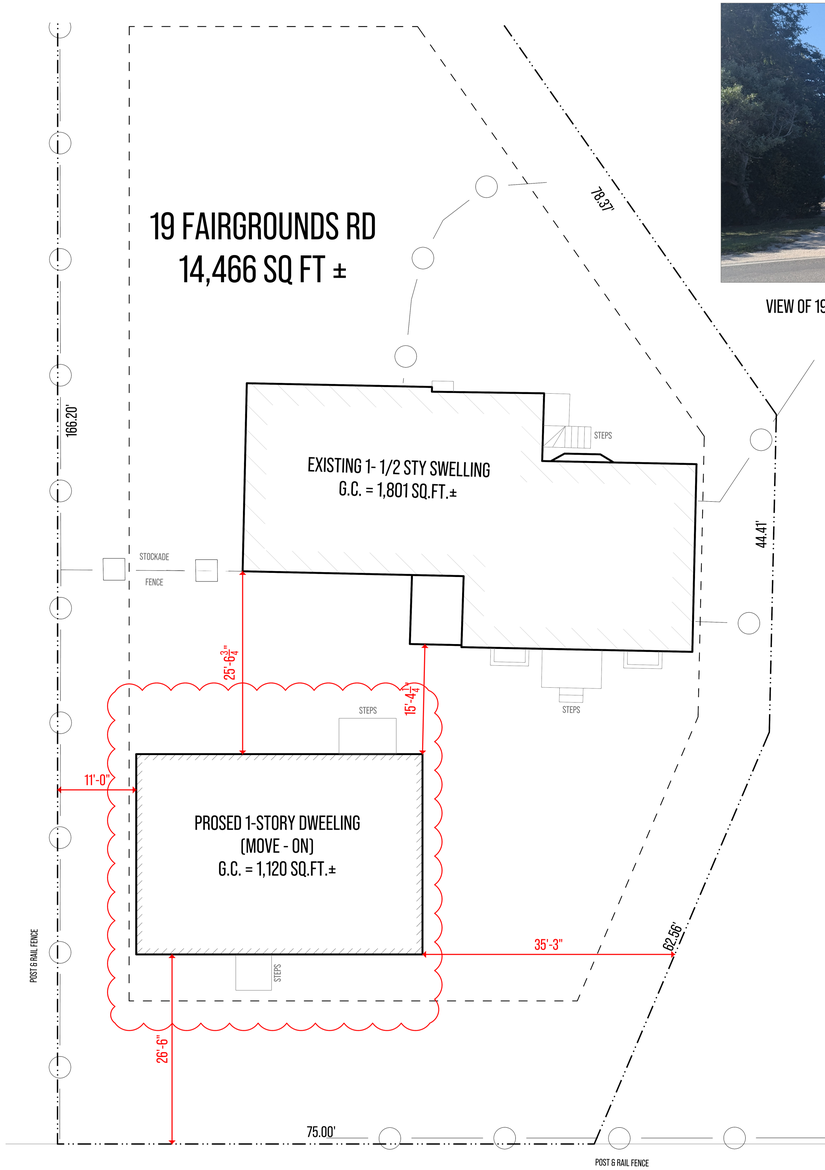
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

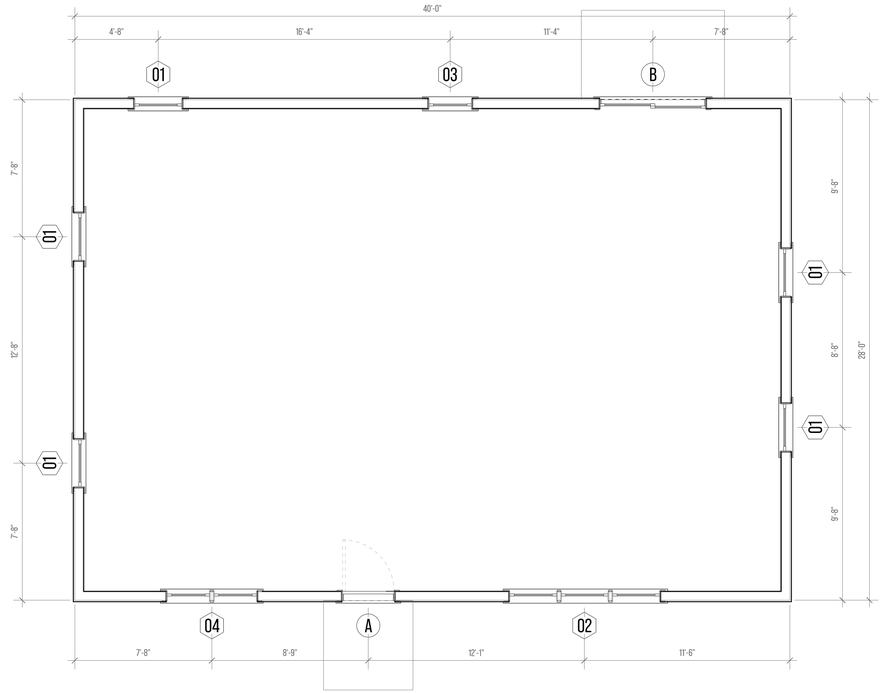


VIEW OF 19 FAIRGROUNDS ROAD FROM PUBLIC WAY



1 SITE PLAN
SCALE : 1:10

N 0' 5' 15' 35'



2 FLOOR PLAN
SCALE : 1/4" = 1'

N 0' 2' 6' 14'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
19 FAIRGROUNDS RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
AUGUST 21, 2024

PROJECT:
NEW DWELLING

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
08/21/24	EXISTING CONDITIONS

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

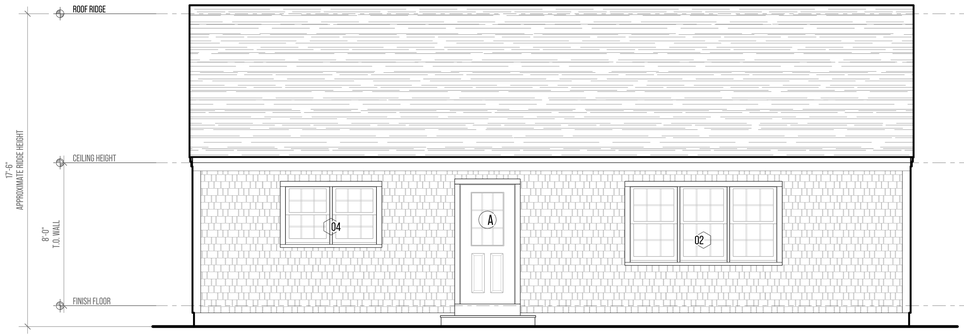
SITE PLAN /
FLOOR PLAN

SHEET NUMBER

A-1.00

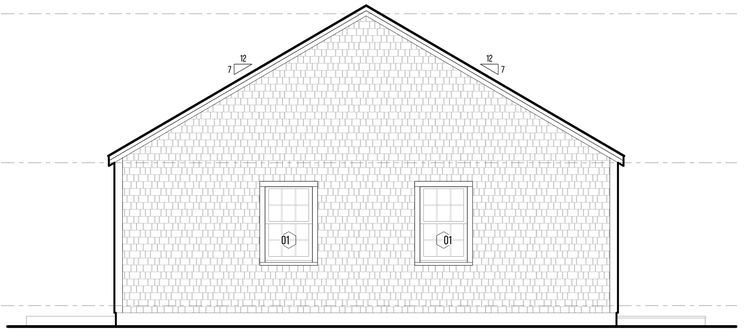
DRAWN BY

REID YENOR



1 SOUTH ELEVATION

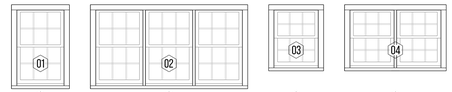
SCALE : $\frac{1}{4}$" = 1



2 EAST ELEVATION

SCALE : $\frac{1}{4}$" = 1

WINDOW & DOOR SCHEDULE

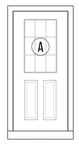


01
BROSCO
R.O. = 2'-9" X 4'-5"

02
BROSCO
R.O. = 8'-3" X 4'-5"

03
BROSCO
R.O. = 2'-6" X 3'-5"

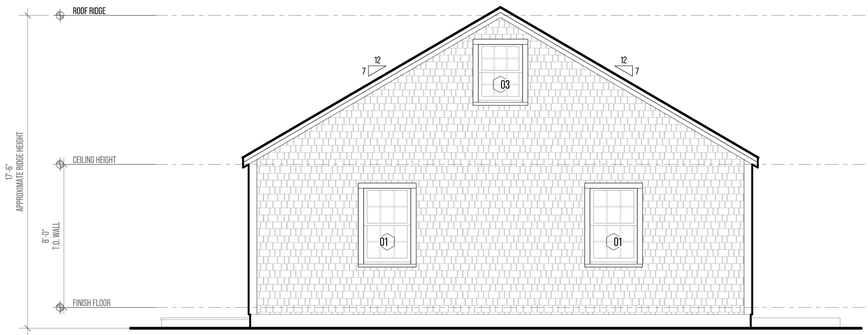
04
BROSCO
R.O. = 5'-0" X 3'-5"



A
3068

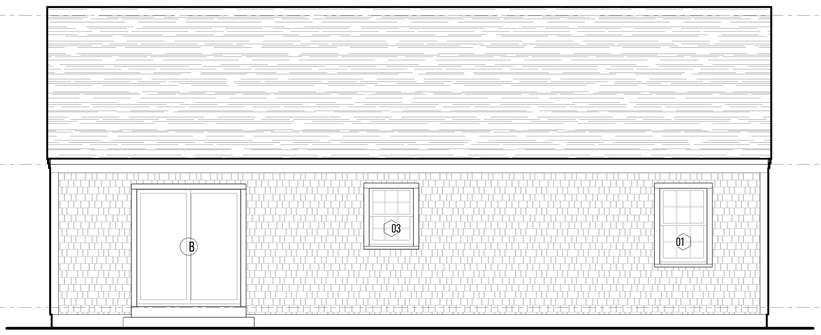


B
6068



3 WEST ELEVATION

SCALE : $\frac{1}{4}$" = 1

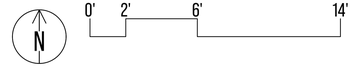


4 SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1

1 EXTERIOR ELEVATIONS

SCALE : $\frac{1}{4}$" = 1'



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
19 FAIRGROUNDS RD
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
AUGUST 21, 2024

PROJECT:
NEW DWELLING

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
08/21/24	EXISTING CONDITIONS

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

DRAWN BY

REID YENOR

2 NOBADEER WAY EXISTING CONDITIONS



EXISTING SOUTH ELEVATION





EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…19 FGR ACK LLC……

MAILING ADDRESS…1324 LEXINGTON AVE STE 245, NEW YORK, NY 10128

PROPERTY LOCATION……19 Fairgrounds Rd……

ASSESSORS MAP/PARCEL…67/156……

SUBMITTED BY:…REID YENOR……

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

August 22, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

9589 0710 5270 1403 5889 70

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024 POSTAL SERVICE 02584 9998

08/22/2024

Sent To NANTUCKET, TOWN OF
Street and Apt. No., or PO Box No. 16 BROAD ST
City, State, ZIP+4® NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024 POSTAL SERVICE 02584 9998

08/22/2024

Sent To PESHNACHKI VLATKO ETAL
Street and Apt. No., or PO Box No. 10 LEWIS CT
City, State, ZIP+4® NANTUCKET MA 025541

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For delivery information, visit our website at www.usps.com®.
New York, NY 10128

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024 POSTAL SERVICE 02584 9998

08/22/2024

Sent To 17 FGR ACK LLC
Street and Apt. No., or PO Box No. 1324 LEXINGTON AVE STE 245
City, State, ZIP+4® NEW YORK NY 10128

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5889 87

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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024 POSTAL SERVICE 02584 9998

08/22/2024

Sent To GARDNER CHARLES J
Street and Apt. No., or PO Box No. PO BOX 577
City, State, ZIP+4® NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 19 Fairgrounds Rd

Tax Map Number: 67 Parcel Number: 156

Owner of Record: 19 FGR ACK LLC

Description of Proposal: Move-on of an existing structure currently sitting on 2 Nobadeer Way.

The structure is a 28'x40' 1-story dwelling with an approximate ridge height of 17'6".

Anticipated HDC Submission Date: Monday, August 26, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR 19 FGR ACK LLC

STREET ADDRESS 19 Fairgrounds Rd

MAP/PARCEL 67/156

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Monday, August 26, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

08/26/24 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

X 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

NA 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2024-08-10999

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 113

Street & Number of Proposed Work: 2 Nobadeer Way

Owner of record: NOB ACK LLC

Mailing Address: 1636 3rd Ave Suite 314

New York, NY 10128

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Reid Yenor

Mailing Address: 54 Old South Rd

Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyenor@gmail.com

FOR OFFICE USE ONLY

Date application received: 8/26/24 Fee Paid: $ 50 195

Must be acted on by: 10/24/24

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other Demo / move - off move to Fairgrounds

Size of Structure or Addition: Length: 40'-0" Sq. Footage 1st floor: 1120 Decks/Patio: Size: 8'x10' ☒ 1st floor ☐ 2nd floor

Width: 28'-0" Sq. footage 2nd floor: NA Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: NA

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 17'6" South 17'6" East 17'6" West 17'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RECEIVED AUG 26 2024 By

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer NA Rough Opening NA Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☑ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x10 Rake 1x6 Soffit (Overhang) NA Corner boards 1x6 Frieze NA

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round NA Square NA

Windows*: ☑ Double Hung ☐ Casement ☑ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Brosco

Doors* (type and material): ☐ TDL ☑ SDL Front Fiberglass Rear Wood slider Side NA

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) NA Roof Black

Trim Grey Sash White Doors White

Deck NTW Foundation Gray Fence NA Shutters NA

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Gmail

Reid Yenor <rkyenor@gmail.com>

TO WHOM IT MAY CONCERN,

1 message

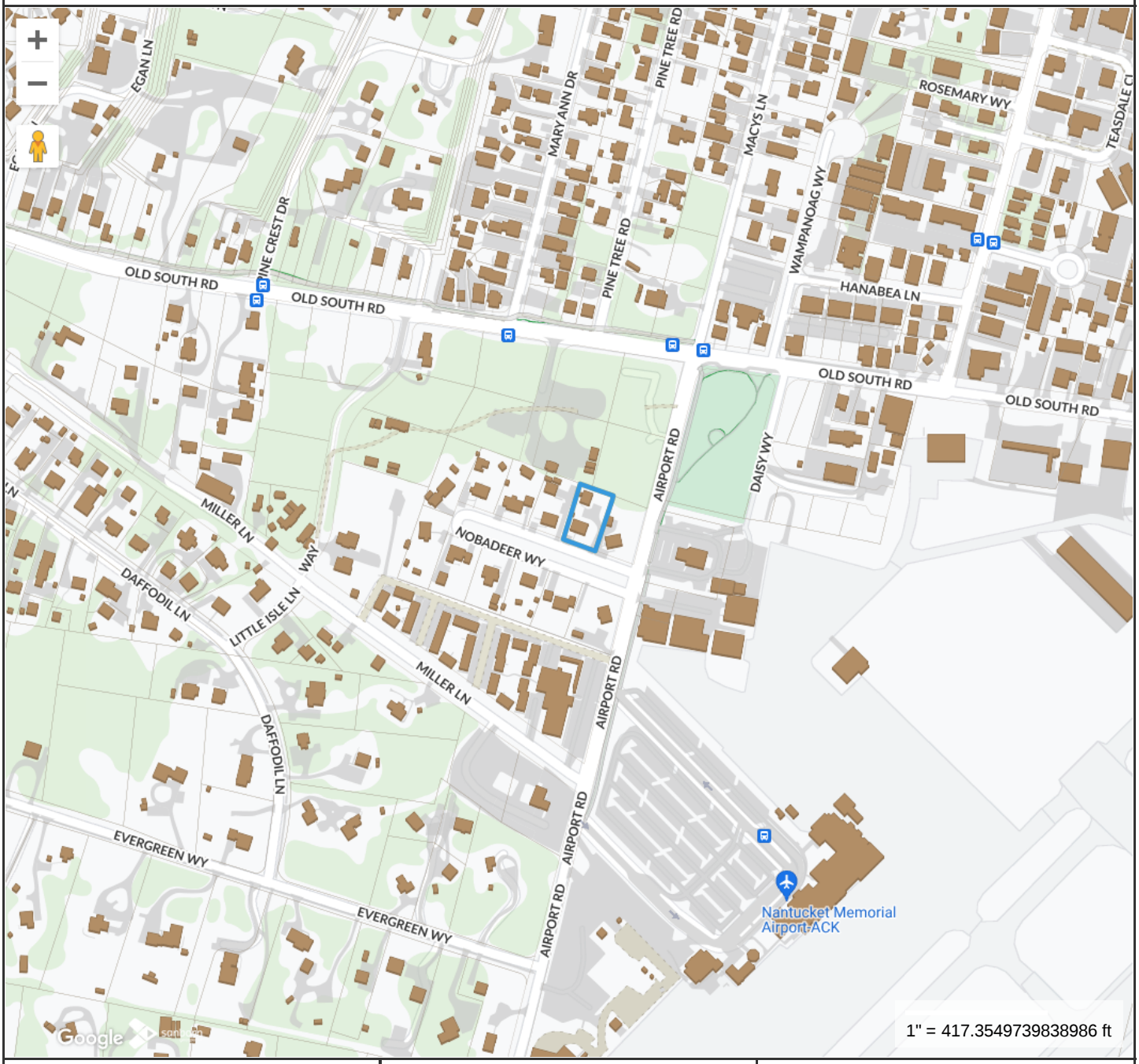
Gerald Platt <gerald.platt@gmail.com> Tue, Feb 7, 2023 at 3:25 PM
To: Dustin Maury <dustin.maury@gmail.com>, Lawrence Maury <larrymaury@gmail.com>, rkyenor@gmail.com, Gideon Platt <gideon.platt@gmail.com>

REID YENOR, UNDER EMPLOY BY MAURY ASSOCIATES, NANTUCKET, HAS MY PERMISSION TO REPRESENT ME AND/OR MY ASSIGNS AT THE HISTORIC DISTRICT COMMISSION WITH RESPECT TO APPLICATIONS FOR:

- **2 NOBADEER WAY**
- **13 SURFSIDE DRIVE**.

THANK YOU

GERALD PLATT



Property Information

Property ID	6074
Location	2 NOBADEER WY
Owner	NOB ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

2 NOBADEER WY

Location 2 NOBADEER WY
Mblu 68/ / 113/ /
Acct# 00006074
Owner NOB ACK LLC
Assessment $1,260,700
PID 6074
Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	$623,200	$637,500	$1,260,700

Owner of Record

Owner NOB ACK LLC
Co-Owner
Address 1636 3RD AVE SUITE 314
NEW YORK, NY 10128

Sale Price $625,000
Certificate
Book & Page C26263/0
Sale Date 11/04/2016
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
NOB ACK LLC	$625,000		C26263/0	00	11/04/2016
ROLLO MARC C & TARA J	$530,000		C25227/0	00	06/04/2014
CHACON AMILCAR S & JORGE A	$387,500		C24920/0	1R	09/11/2013
SECIA RONALD A	$0		C20174/0	99	01/14/2002
SECIA RONALD A TR	$100,000		C15315/0	1O	06/08/1992

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 1,120
Replacement Cost: $523,888
Building Percent Good: 69
Replacement Cost Less Depreciation: $361,500

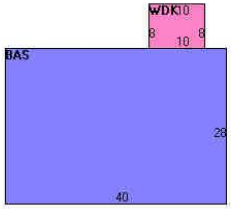
Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\90\50.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6074_7(

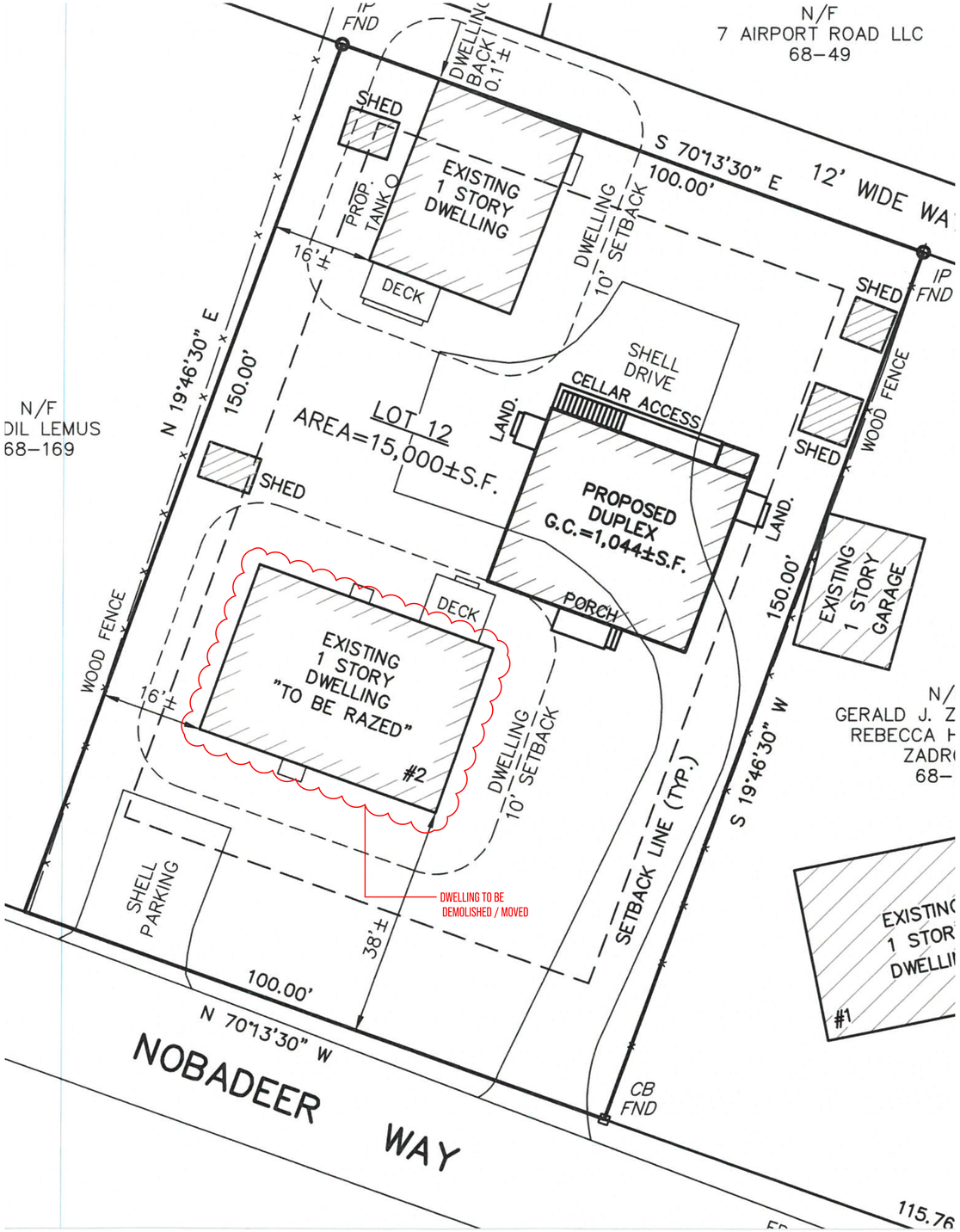
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,120	1,120
WDK	Deck, Wood	80	0
		1,200	1,120

INVITATION FOR LETTERS OF INTEREST REGARDING AVAILABILITY OF HOUSE WHICH MUST BE MOVED FROM CURRENT LOCATION

Subject to the Chapter 139 Section 26A(1) of the Code of the Town of Nantucket (the so-called "demolition delay bylaw"), a house located at 2 NOBADEER WAY. is being made available to any interested party subject to the ability to move the structure within 180 days from the date of this publication, in addition to meeting any conditions imposed by the current owner. A letter of interest must be submitted to LARRY MAURY 54 OLD SOUTH RD. NANTUCKET 02554, email larrymaury@gmail.com with a copy provided to the Town of Nantucket Building Commissioner at 2 Fairgrounds Road or by e-mail at pmurphy@nantucket-ma.gov within 30 days from the date of this publication. Letters of interest received after 30 days may be considered at the discretion of the property owner.

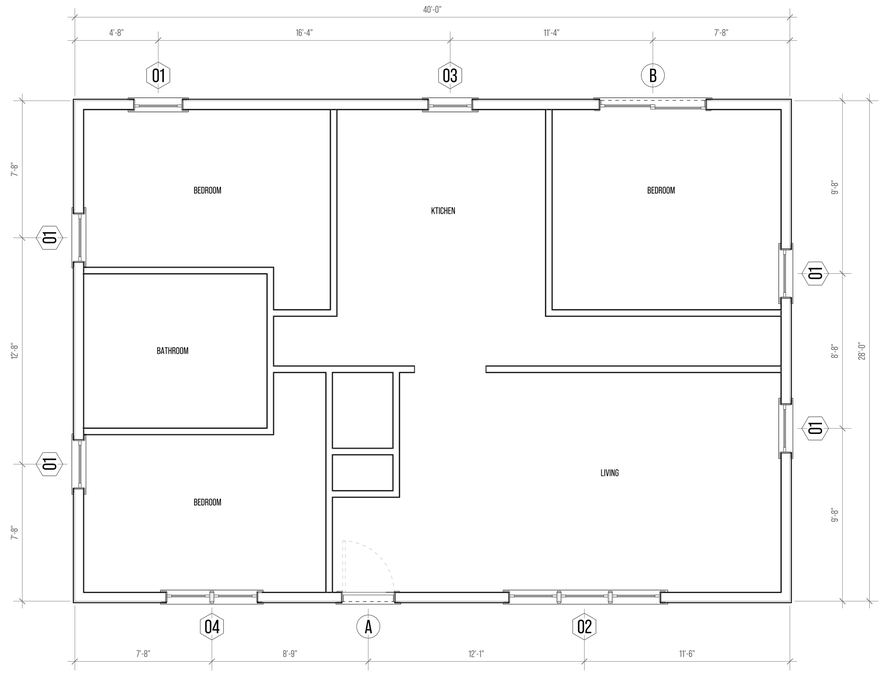
Thursday, August 15, 2024

R29 Page 28



1 **SITE PLAN**
SCALE : 1:10

N 0' 5' 15' 35'



2 **FLOOR PLAN**
SCALE : $\frac{1}{4}$" = 1'

N 0' 2' 6' 14'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
AUGUST 21, 2024

PROJECT:
DEMO / MOVE-OFF

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
08/21/24	EXISTING CONDITIONS

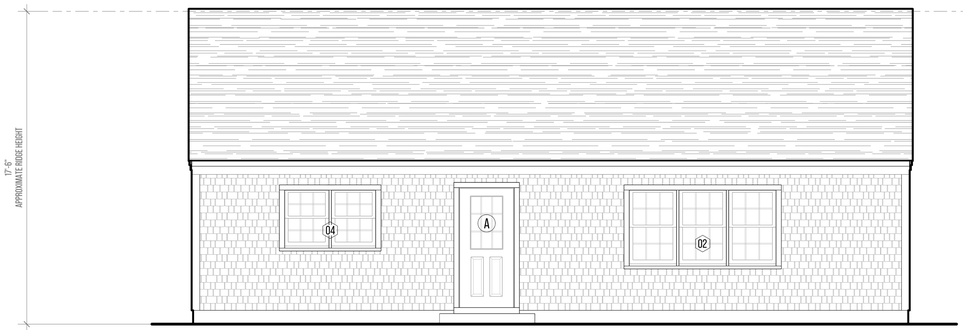
REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE
SITE PLAN / FLOOR PLAN

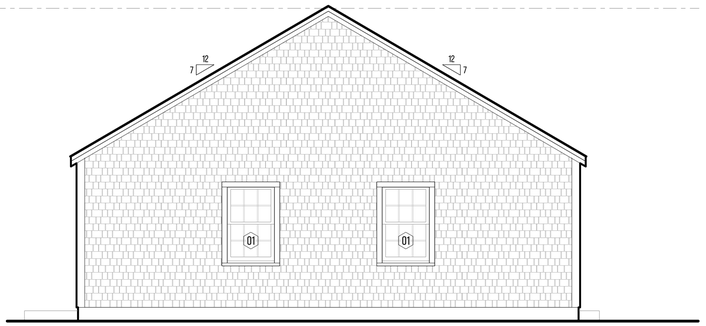
SHEET NUMBER
A-1.00

DRAWN BY
REID YENOR



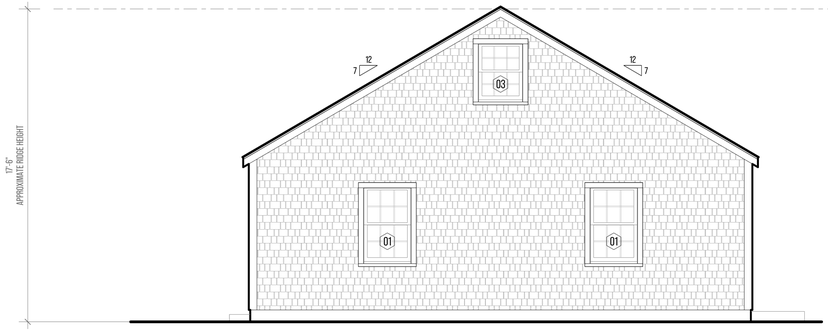
1 SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1



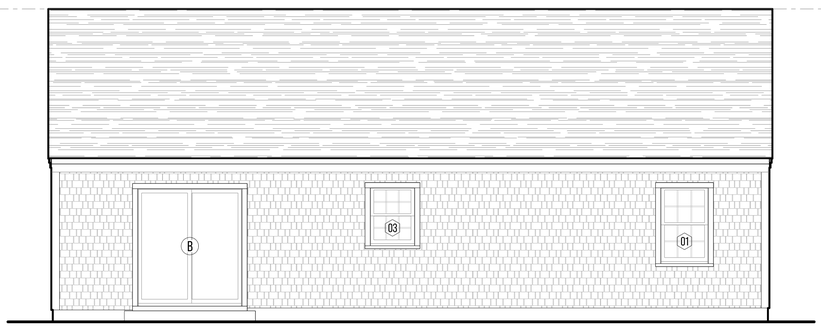
2 EAST ELEVATION

SCALE : $\frac{1}{4}$" = 1



3 WEST ELEVATION

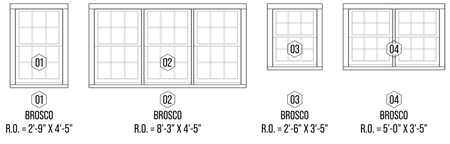
SCALE : $\frac{1}{4}$" = 1



4 SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1

WINDOW & DOOR SCHEDULE

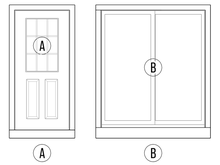


01
BROSCO
R.O. = 2'-9" X 4'-5"

02
BROSCO
R.O. = 8'-3" X 4'-5"

03
BROSCO
R.O. = 2'-6" X 3'-5"

04
BROSCO
R.O. = 5'-0" X 3'-5"

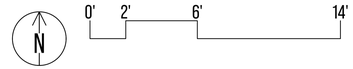


A
3068

B
6068

1 EXTERIOR ELEVATIONS

SCALE : $\frac{1}{4}$" = 1'



yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
2 NOBADEER WAY
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
AUGUST 21, 2024

PROJECT:
DEMO / MOVE-OFF

CLIENT:
PLATT

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
08/21/24	EXISTING CONDITIONS

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-3.00

DRAWN BY

REID YENOR

2 NOBADEER WAY EXISTING CONDITIONS



EXISTING SOUTH ELEVATION





EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…NOB ACK LLC……

MAILING ADDRESS…1636 3RD AVE SUITE 314, NEW YORK, NY 10128

PROPERTY LOCATION……2 Nobadeer Way……

ASSESSORS MAP/PARCEL…68/113……

SUBMITTED BY:…REID YENOR……

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

August 22, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

U.S. Postal Service™
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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024

02584 9998

08/22/2024

Sent To: LEMUS RODIL
Street and Apt. No., or PO Box No.: 3 NOBADEER WAY
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5889 18

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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024

02584 9998

08/22/2024

Sent To: ZADROGA GERALD J & REBECCA H
Street and Apt. No., or PO Box No.: 12 NOBADEER WAY
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5888 95

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024

02584 9998

08/22/2024

Sent To: 7 AIRPORT RD LLC
Street and Apt. No., or PO Box No.: 2 WAYDALE RD
City, State, ZIP+4®: NANTUCKET, MA 02554

S Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5889 25

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Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☑ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024

02584 9998

08/22/2024

Sent To: FAIR CITY LLC
Street and Apt. No., or PO Box No.: 61 OLD SOUTH
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1403 5889 01

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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee	$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
Total Postage and Fees	$5.58

0056 09

Postmark Here

AUG 22 2024

02584 9998

08/22/2024

Sent To: DALLING DANIEL B
Street and Apt. No., or PO Box No.: 66 FAIRGROUNDS RD
City, State, ZIP+4®: NANTUCKET MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 2 Nobadeer Way

Tax Map Number: 68 Parcel Number: 113

Owner of Record: NOB ACK LLC

Description of Proposal: Demo / Move-off of an existing structure.

The structure is a 28'x40' 1-story dwelling with an approximate ridge height of 17'6".

The structure was advertised for availability throught the Inquirer & Mirror on Thursday, August 15, 2024.

Anticipated HDC Submission Date: Monday, August 26, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR NOB ACK LLC

STREET ADDRESS 2 Nobadeer Way

MAP/PARCEL 68/113

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

Monday, August 26, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

08/26/24 — Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

3 Austin Farm Dr
Pool

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 08.26.2024 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
200, ck0829	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:***
N/A	1.	Owners Authorization Letter **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Perry, Christopher and Stacie

STREET ADDRESS 3 Austin Farm Dr

MAP/PARCEL 56/385

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 08.20.2024 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 385

Street & Number of Proposed Work: 3 AUSTIN FARM RD.

Owner of record: PERRY, CHRISTOPHER & STACIE

Mailing Address: PO BOX 1415
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R20) ☐ Roof ☒ Other BLUESTONE PATIO

Size of Structure or Addition: Length: 36-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 771 SF ☐ 1st floor ☐ 2nd floor

Width: 18-0 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST GRAVEL Walkways BLUESTONE 2x3 Walls EXIST STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08-12-2024 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Perry, Christopher and Stacie .....

MAILING ADDRESS..... 3 Austin Farm Dr .....

PROPERTY LOCATION..... 3 Austin Farm Dr .....

ASSESSORS MAP/PARCEL..... 56/385 .....

SUBMITTED BY:..... Atlantic Landscaping .....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

August 26, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.26 09:22:10 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 3 Austin Farm Dr

Tax Map Number: 56 Parcel Number: 385

Owner of Record: Perry, Christopher and Stacie

Description of Proposal: Pool 36 x 18, Bluestone Patio

Anticipated HDC Submission Date: 08.26.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

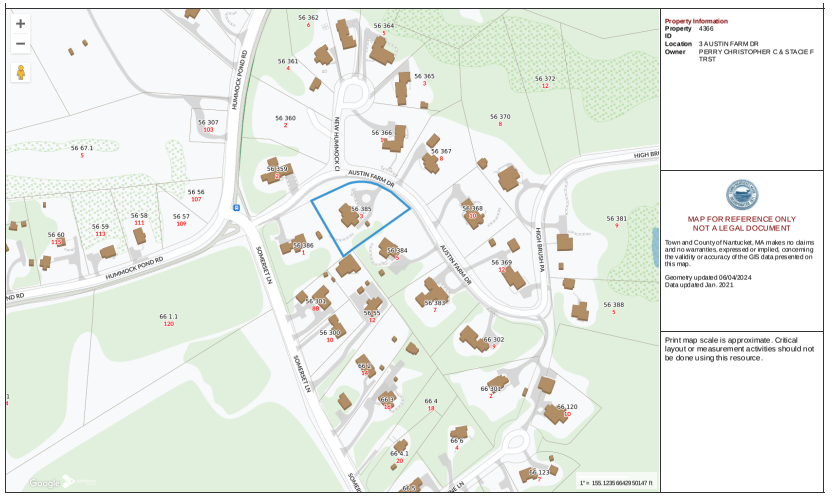
The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
56	55		FUHS WILLIAM R & CHRISTINA C		10 MEADOWVIEW LANE	GREENWOOD VILLAGE	CO	80121	12 SOMERSET LN
56	242		BOUCHARD LISA MARIE		PO BOX 2755	NANTUCKET	MA	02584	24 HAWTHORNE LN
56	359		BALTIMORE JUDITH C TRST		2 AUSTIN FARM RD	NANTUCKET	MA	02554	2 AUSTIN FARM DR
56	360		CAHILL JAMES E & ZELDA B		5 AUSTIN FARM DRIVE	NANTUCKET	MA	02554	2 NEW HUMMOCK CI
56	366		SJOLUND CARL H & FITZGERALD	JULIE A	PO BOX 2567	NANTUCKET	MA	02584	1 NEW HUMMOCK CI
56	384		CAHILL JAMES E & ZELDA B		5 AUSTIN FARM DR	NANTUCKET	MA	02554	5 AUSTIN FARM DR
56	386		ALLEN JENNIFER S & MICHAEL T		1 AUSTIN FARM DR	NANTUCKET	MA	02554	1 AUSTIN FARM DR
Count:	**7**								



1 HDC LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



2 LOCUS M-56 P-385

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554

M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-1

Surveyor	Contact
Steve Sullivan	TV

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1 LOCUS M-56 P-385

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554
M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-A

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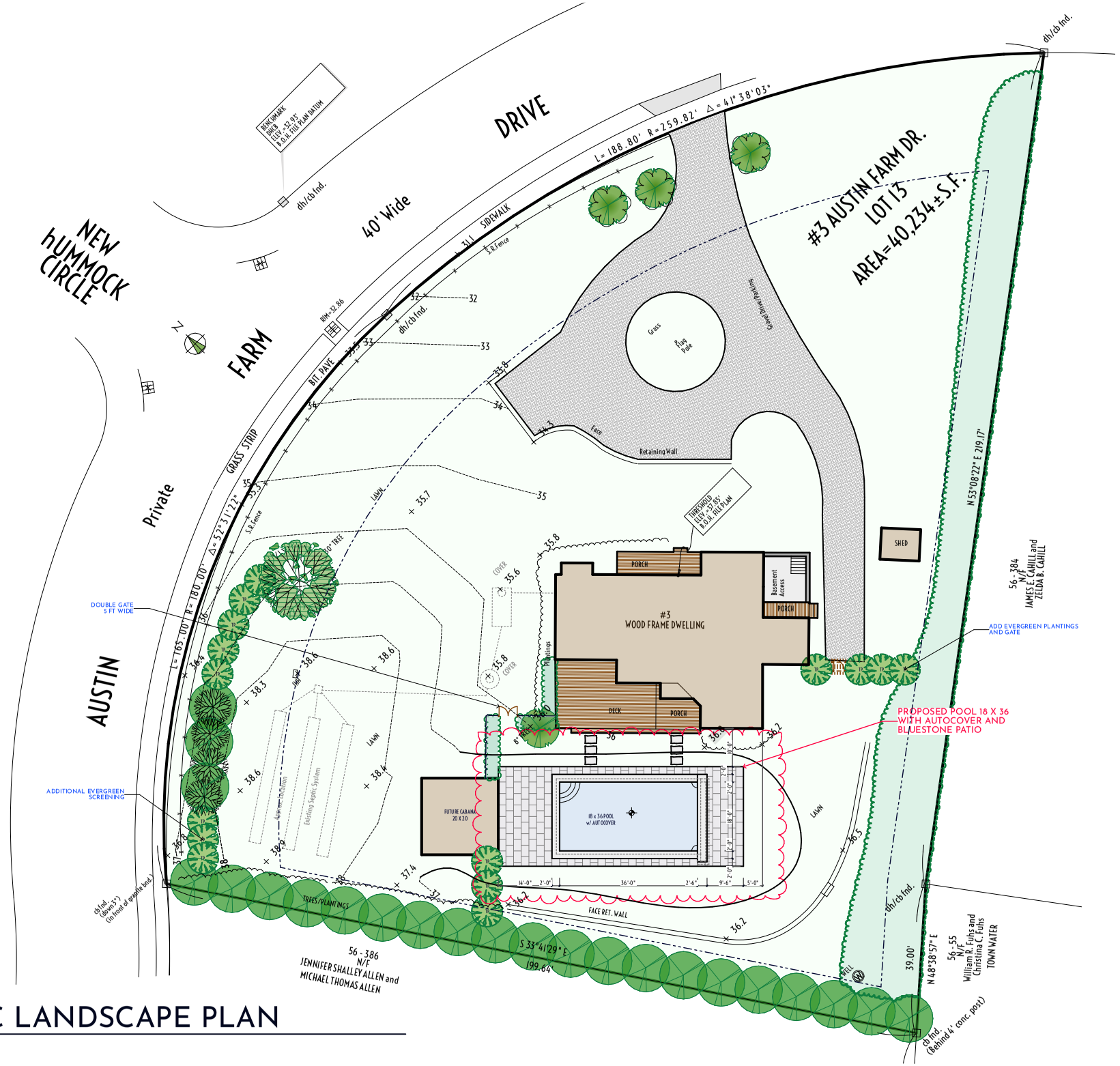

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554
M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-B

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1 3 AUSTIN FARM VIEW 1



2 3 AUSTIN FARM VIEW 2



3 3 AUSTIN FARM VIEW 3



4 3 AUSTIN FARM VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554
M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-C

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1 POOL w: BLUESTONE COPING

MARK	DATE

HDC Materials Photos

Landscape at
3 Austin Farm Rd
Nantucket, Ma.
02554
M: 56
P: 385
Zoning: R-20
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:
HDC-D

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

7A New Ln
Spa/Patio
08.26.2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

✅ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✅ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

200, ck 0825 3. **Application Fee:** See back of application for fee schedule or call the office.

✅ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✅ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✅ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✅ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✅ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

✅ Covid 10 Day Waiver

✅

REQUIRED WHERE APPLICABLE:

Owners Authorization Letter

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

N/A 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✅ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✅ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR American Trust Company

STREET ADDRESS 7A New Ln

MAP/PARCEL 41/285.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 08.23.2024 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 285.1

Street & Number of Proposed Work: 7A NEW LN.

Owner of record: AMERICAN TRUST COMPANY

Mailing Address: 14850 MONTFORT DR STE 267
DALLAS TX 75254

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District R-1) ☐ Roof ☒ Other SPA 6.5'X8', BLUESTONE PATIO, STONEWALL, 5'S1 FENCE

Size of Structure or Addition: Length: 8 FT Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 6.5 FT. Sq. footage 2nd floor: _____ 442 SF ↑ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ BLUESTONE

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks STONE WALL 25' LONG X 18" H.

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST SHELL Walkways BLUESTONE 2X3 Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

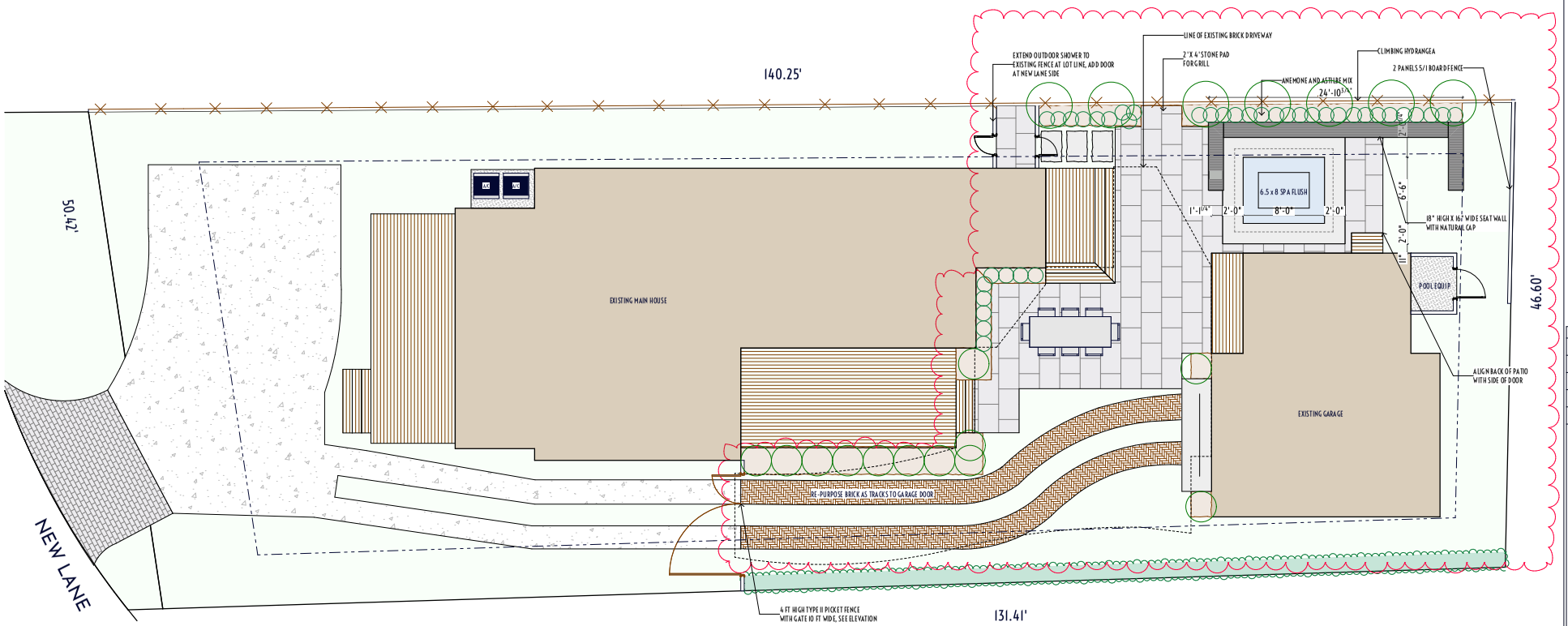
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08/23/2024 Signature of owner of record _____ Signed under penalties of perjury





1 HDC LANDSCAPE PLAN
SCALE: 1" = 5'



2 LOCUS M-41 P-285.1

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
7A New Ln
Nantucket, Ma.
02554

M: 41
P: 285.1
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/23/24
Drawing No.:

HDC-1

Surveyor	Contact
Blackwell	LC

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Property Information

Property ID	2048
Location	7A NEW LN
Owner	AMERICAN TRUST COMPANY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

MARK	DATE

HDC Locus

Landscape at
7A New Ln
Nantucket, Ma.
02554
M: 41
P: 285.1
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/23/24
Drawing No.:
HDC-A

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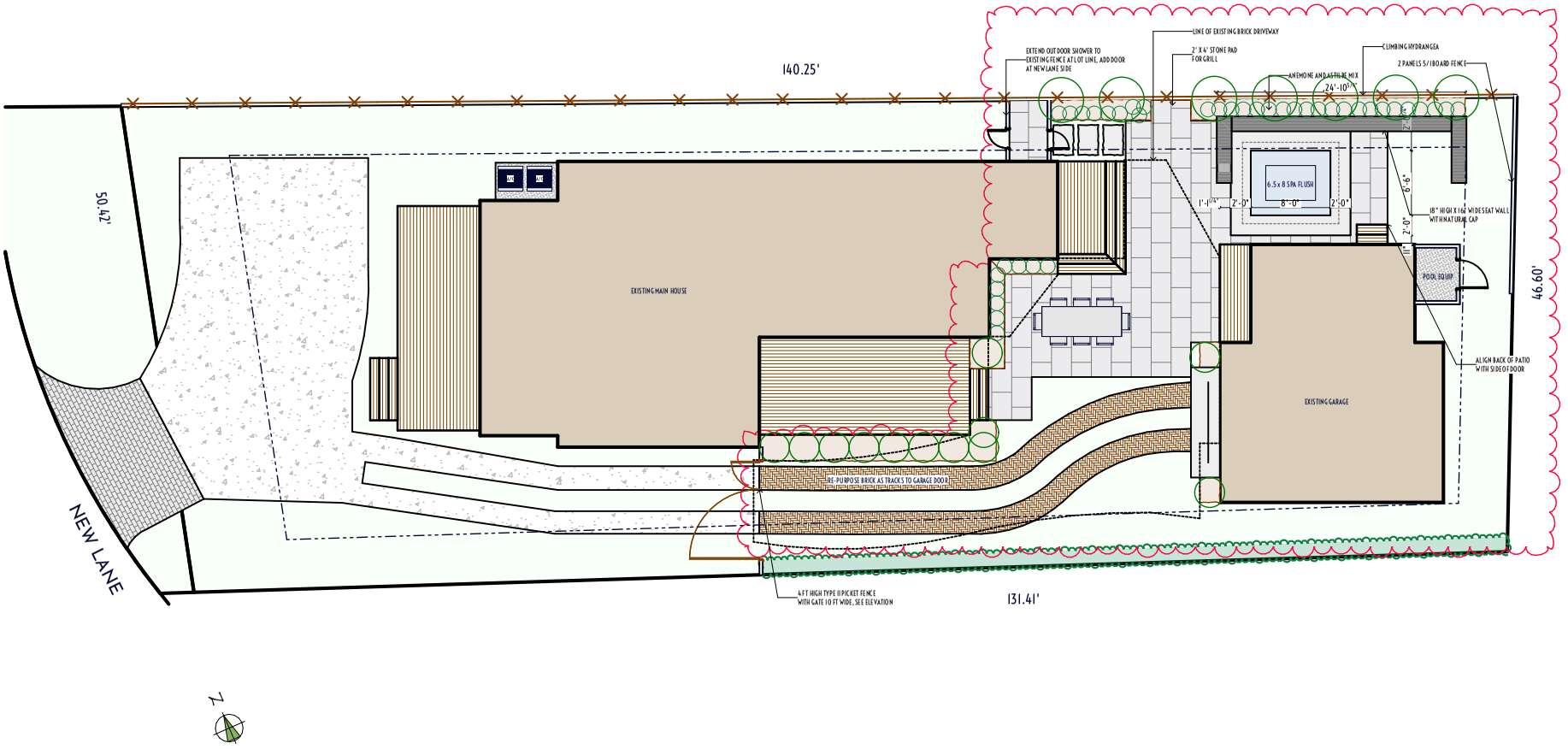
1 LOCUS M-41 P-285.1



1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

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Nantucket, Ma.
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Drawing No.:
HDC-B

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1 7A New Ln View 1



2 7A New Ln View 2



3 7A New Ln View 3



4 SPA FLUSH W GRADE

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
7A New Ln
Nantucket, Ma.
02554
M: 41
P: 285.1
Zoning: R-1
Front Setback: 10
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Plotted: 8/23/24
Drawing No.:

HDC-C

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

39A Milk St
Spa
08.26.2024

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_____COPY:
_____BUSINESS:
EMAIL ☐

✅ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

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✅ Covid 10 Day Waiver

✅

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Owners Authorization Letter

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N/A 3. **As-Built Plans (1copy):** of existing elevations

✅ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✅ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Poodlin Around LLC

STREET ADDRESS 39A Milk St

MAP/PARCEL 56/198

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 08.22.2024 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°: 198

Street & Number of Proposed Work: 39A MILK ST

Owner of record: POODLIN AROUND LLC.

Mailing Address: c/o GUDDEN & BRESCHER PC.

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapingine.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other SPA – ZONING RI, BLUESTONE PATIO

Size of Structure or Addition: Length: 10-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 286 SF ☒ 1st floor ☐ 2nd floor
Width: 6-0 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST SHELL Walkways N/A Walls EXIST TO REMAIN.

* Note: Complete door and window schedules are required.

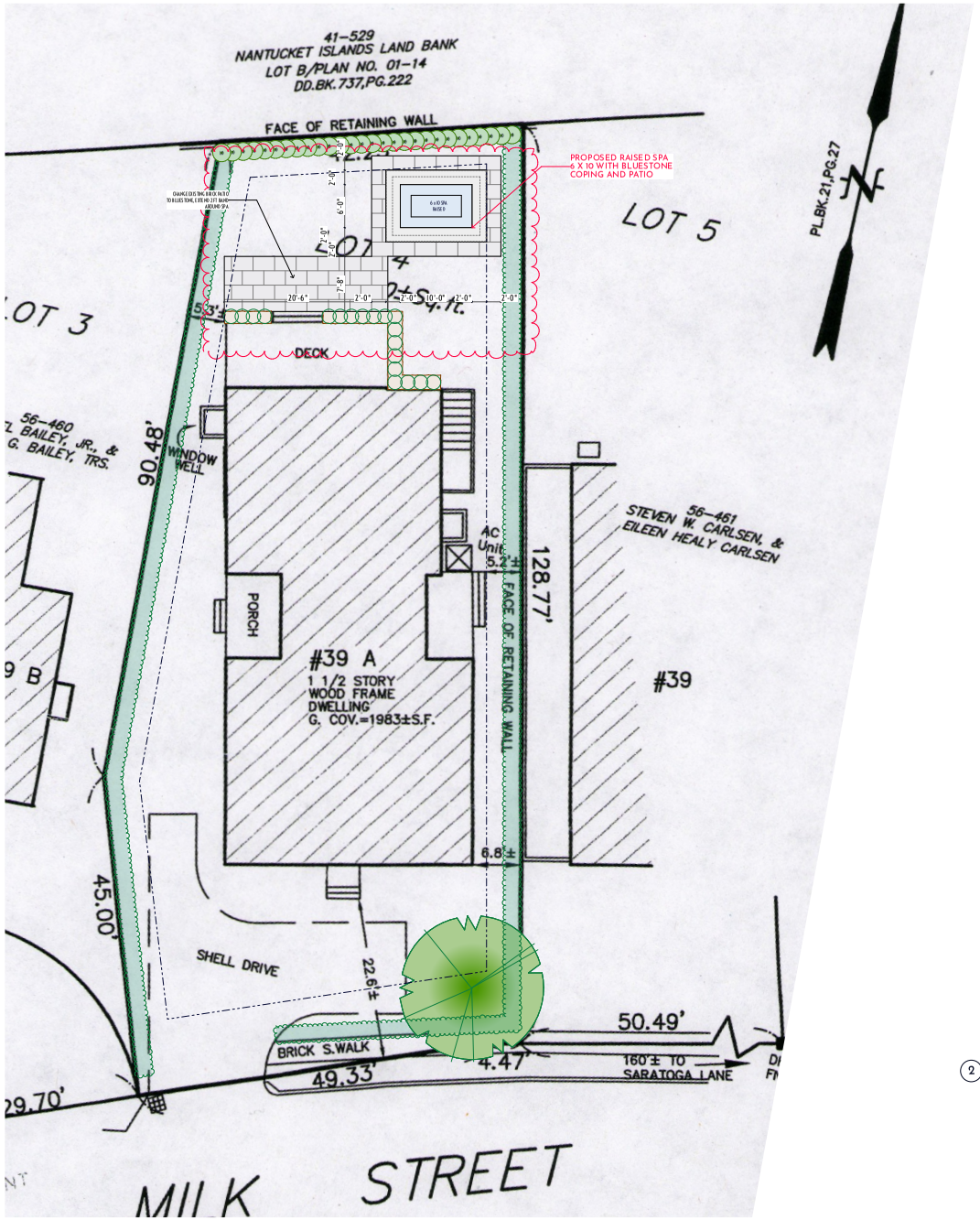
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

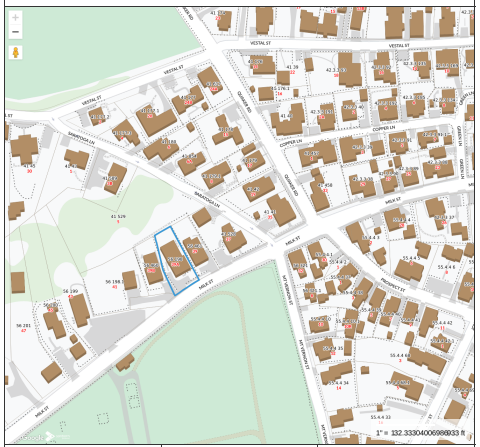
Date 08/22/2024 Signature of owner of record _____ Signed under penalties of perjury



1 HDC LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

Town and County of Nantucket, MA

August 22, 2024



2 LOCUS M-56 P-198

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

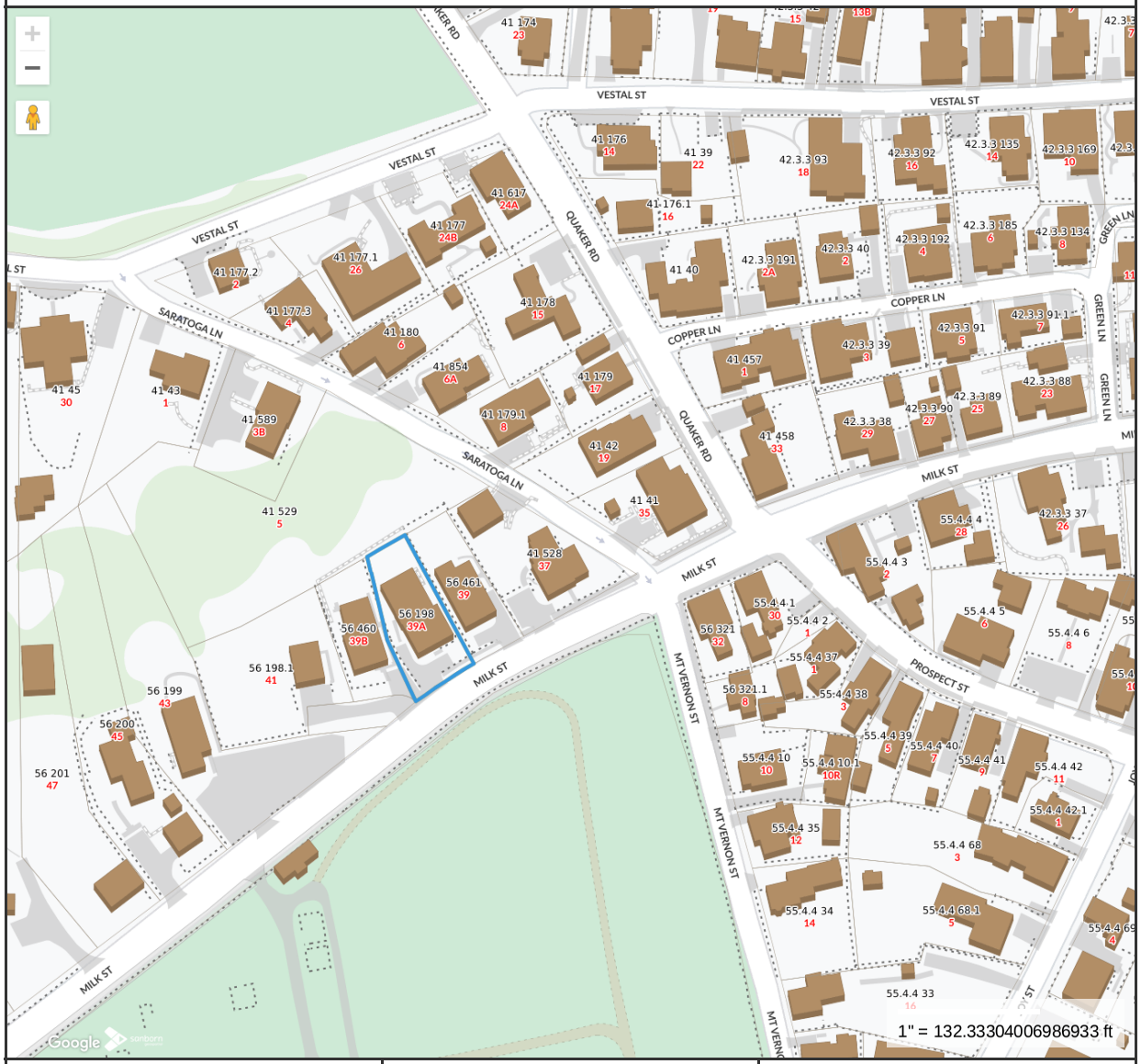
Landscape at
39A Milk St
Nantucket, Ma.
02554

M: 56
P: 198
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/22/24
Drawing No.:

HDC-1

Surveyor	Contact
Nantucket Surveyors	Contact

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



Property Information

Property ID	4182
Location	39A MILK ST
Owner	POODLIN AROUND LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 LOCUS M-56 P-198

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
39A Milk St
Nantucket, Ma.
02554
M: 56
P: 198
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/22/24
Drawing No.:
HDC-A

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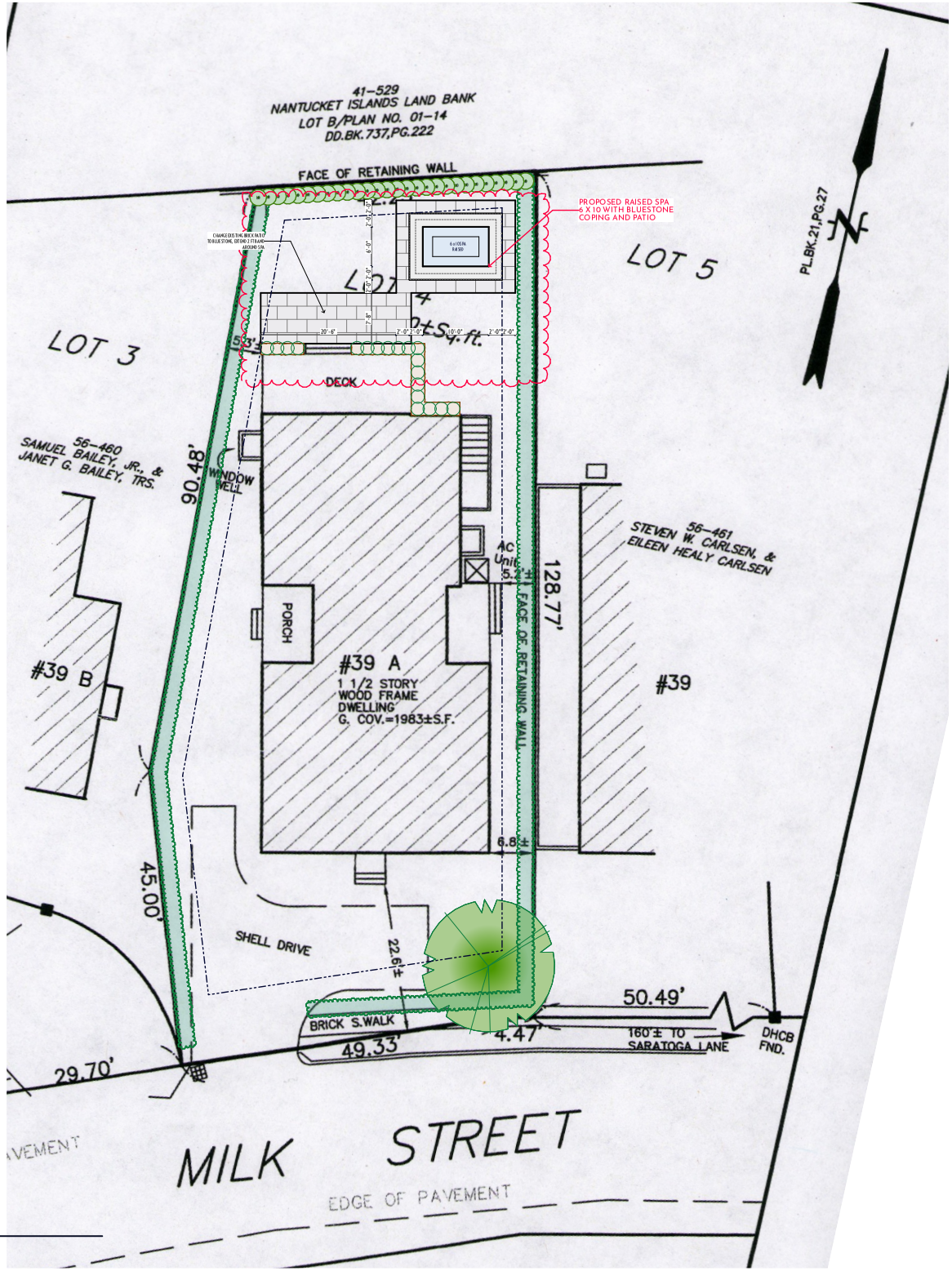


1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
39A Milk St
Nantucket, Ma.
02554
M: 56
P: 198
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/22/24
Drawing No.:
HDC-B

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



1 39A MILK ST VIEW 1



2 39A MILK ST VIEW 2



3 39A MILK ST VIEW 3



4 SPA RAISED COLONIAL STONE

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
39A Milk St
Nantucket, Ma.
02554
M: 56
P: 198
Zoning: R-1
Front Setback: 10
S&R Setback: 5
Scale: As Noted
Plotted: 8/22/24
Drawing No.:
HDC-C

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

16 Polliwog Pond Rd
Pool and Hardscape

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS 2024.08.26 **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
200 ck 0828	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:*** Owners Authorization Letter
N/A	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Goldman, Joshua

STREET ADDRESS 16 Polliwog Pond Rd

MAP/PARCEL 55/422.7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 08.21.2024 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 422.7

Street & Number of Proposed Work: GOLDMAN, JOSHUA

Owner of record: 16 POLLIWOG POND RD

Mailing Address: 56 CHESTNUT ST.
WESTON MA 02493

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARCUS WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscaping.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District R10) ☐ Roof ☒ Other SPA, FIREPIT, OUTDOOR KITCHEN, PATIO

Size of Structure or Addition: Length: 32-0" Sq. Footage 1st floor: _____ ~~Decks/Patio~~: Size: 994 SF ☒ 1st floor ☐ 2nd floor

Width: 16-0 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____ BLUESTONE ↑

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways EXIST GRAVEL Walkways N/A EXIST STONE STEPPERS Walls N/A

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08/21/2024 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Goldman, Joshua.....

MAILING ADDRESS.....56 Chestnut St Weston Ma 02493.....

PROPERTY LOCATION...16 Polliwog Pond Rd.....

ASSESSORS MAP/PARCEL.....55/422.7.....

SUBMITTED BY:.....Atlantic Landscaping.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

August 26, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.26 09:49:40 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 16 Polliwog Pond Rd

Tax Map Number: 55 Parcel Number: 422.7

Owner of Record: Goldman, Joshua

Description of Proposal: Pool with Spa and Bluestone Patio

Anticipated HDC Submission Date: 08.26.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

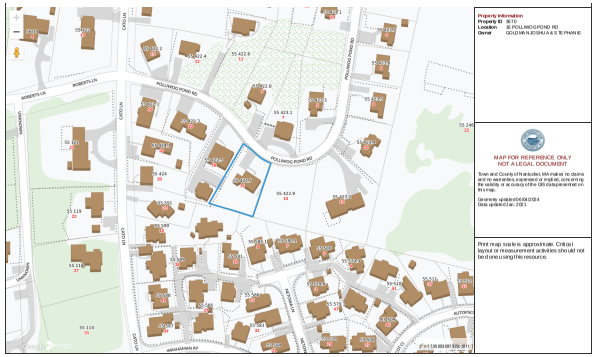
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

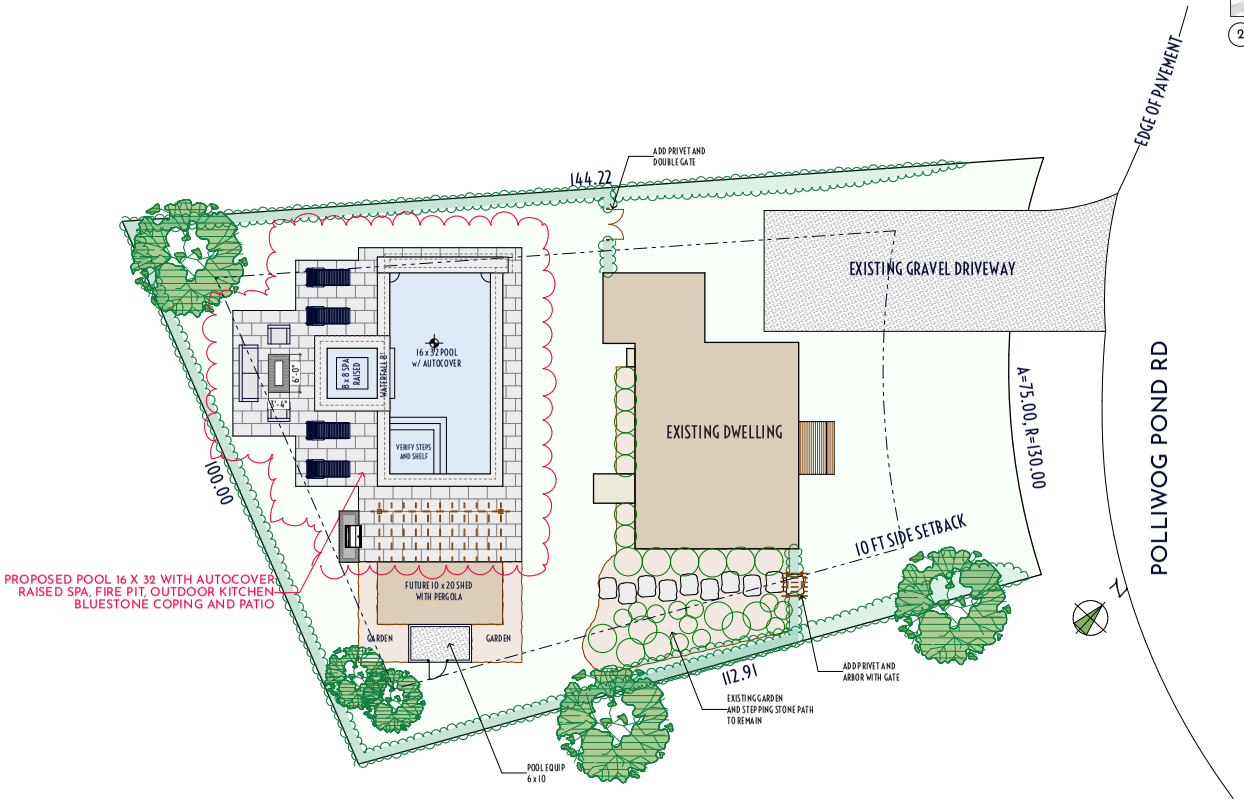
The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
55	422	5	LONGACRE MARY TR	MARY LONGACRE TRUST	18 POLLIWOG POND RD	NANTUCKET	MA	02554	18 POLLIWOG POND RD
55	422	8	OBRIEN TIMOTHY J & KELLY H		70 RIDGEWOOD ROAD	GLASTONBURY	CT	06033	9 POLLIWOG POND RD
55	422	9	DOOLEY JOHN P JR TRST		12 POLLIWOG POND RD	NANTUCKET	MA	02554	14 POLLIWOG POND RD
55	423	1	HARRINGTON STEVEN TR	HARRINGTON NENITA TR	7 POLLIWOG POND RD	NANTUCKET	MA	02554	7 POLLIWOG POND RD
55	581	1	NASHAQUISSET COOPERATIVE INC		C/O OBRIEN PETER K	GREENWICH	CT	06830	8 NETOWA LN
55	590	8	NASHAQUISSET COOPERATIVE INC	C/O KIMBERLY DEAL	235 PARK AVE SOUTH 9TH FL	NEW YORK	NY	10003	26 CATO LN
Count:	**6**								



2 LOCUS M-55 P-422.7



1 HDC LANDSCAPE PLAN
SCALE: 1" = 10'

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554

M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-1

Surveyor	Contact
Frank Iebba	TV

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.



Property Information

Property ID	3670
Location	16 POLLIWOG POND RD
Owner	GOLDMAN JOSHUA & STEPHANIE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 LOCUS M-55 P-422.7

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:
HDC-A

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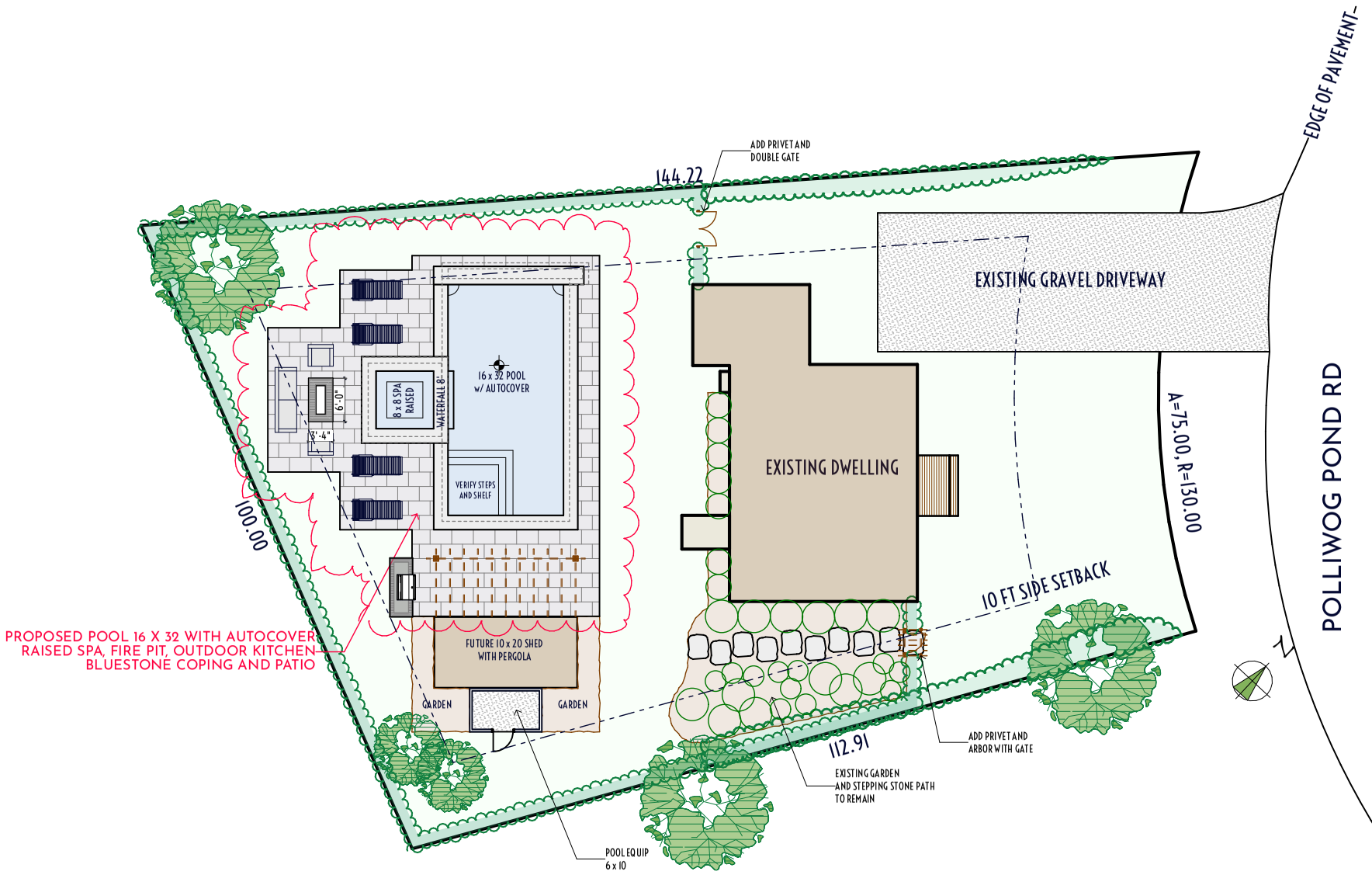

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:
HDC-B

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1 POOL w: BLUESTONE COPING



2 16 POLLIWOG POND VIEW 1



3 16 POLLIWOG POND VIEW 2



4 16 POLLIWOG POND VIEW 3

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
16 Polliwog Pond Rd
Nantucket, Ma.
02554
M: 55
P: 422.7
Zoning: R10
Front Setback: 20
S&R Setback: 10
Scale: As Noted
Plotted: 8/21/24
Drawing No.:

HDC-C

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Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

69 Hummock Pond Rd
Pool and Hardscape
08.26.2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

_____COPY:
_____BUSINESS:
EMAIL ☐

☑	1.	**Completed Application Form**: Description of ALL work must be indicated on application form.
☑	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
200 ck0826	3.	**Application Fee:** See back of application for fee schedule or call the office.
☑	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
☑	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
☑	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
☑	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.
☑		Covid 10 Day Waiver
☑		***REQUIRED WHERE APPLICABLE:***
N/A	1.	Owners Authorization Letter **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
N/A	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
N/A	3.	**As-Built Plans (1copy):** of existing elevations
☑	4.	**Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
☑	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
N/A	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
N/A (initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
N/A	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
N/A	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Atlantic Landscaping

AS AGENT FOR Big Patch LLC

STREET ADDRESS 69 Hummock Pond Rd

MAP/PARCEL 56/320

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

08.26.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

08.23.2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 320

Street & Number of Proposed Work: 69 HUMMOCK POND RD.

Owner of record: BIG PATCH LLC.

Mailing Address: 12 AMELIA DR
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: ATLANTIC LANDSCAPING
6 MARBLE WAY NANTUCKET MA 02554

Contact Phone #: 508 367 3012 E-mail: _____
lindsay@atlanticlandscapinginc.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District RAO) ☐ Roof ☐ Other SPA, FIREPIT, PATIO, RETAINING WALL

Size of Structure or Addition: Length: 36-0 Sq. Footage 1st floor: _____ ~~Decks~~/Patio: Size: 1528 SF ☐ 1st floor ☐ 2nd floor

Width: 18-0 Sq. footage 2nd floor: _____ BLUESTONE ↑ Size: 198 SF ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEASTONE Walkways BLUESTONE 2X3 Walls STONE

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 08/22/2024 Signature of owner of record _____ Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER.....Big Patch LLC.....

MAILING ADDRESS....12 Amelia Dr Nantucket Ma 02554.....

PROPERTY LOCATION.....69 Hummock Pond Rd.....

ASSESSORS MAP/PARCEL....56/320.....

SUBMITTED BY:.....Atlantic Landscaping.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.26 10:04:42 -04'00'

August 26, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 69 Hummock Pond Rd

Tax Map Number: 56 Parcel Number: 320

Owner of Record: Big Patch LLC

Description of Proposal: Pool 36 x 18, Spa, Fire Pit, Patio, Stone Retaining Wall

Anticipated HDC Submission Date: 08.26.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.

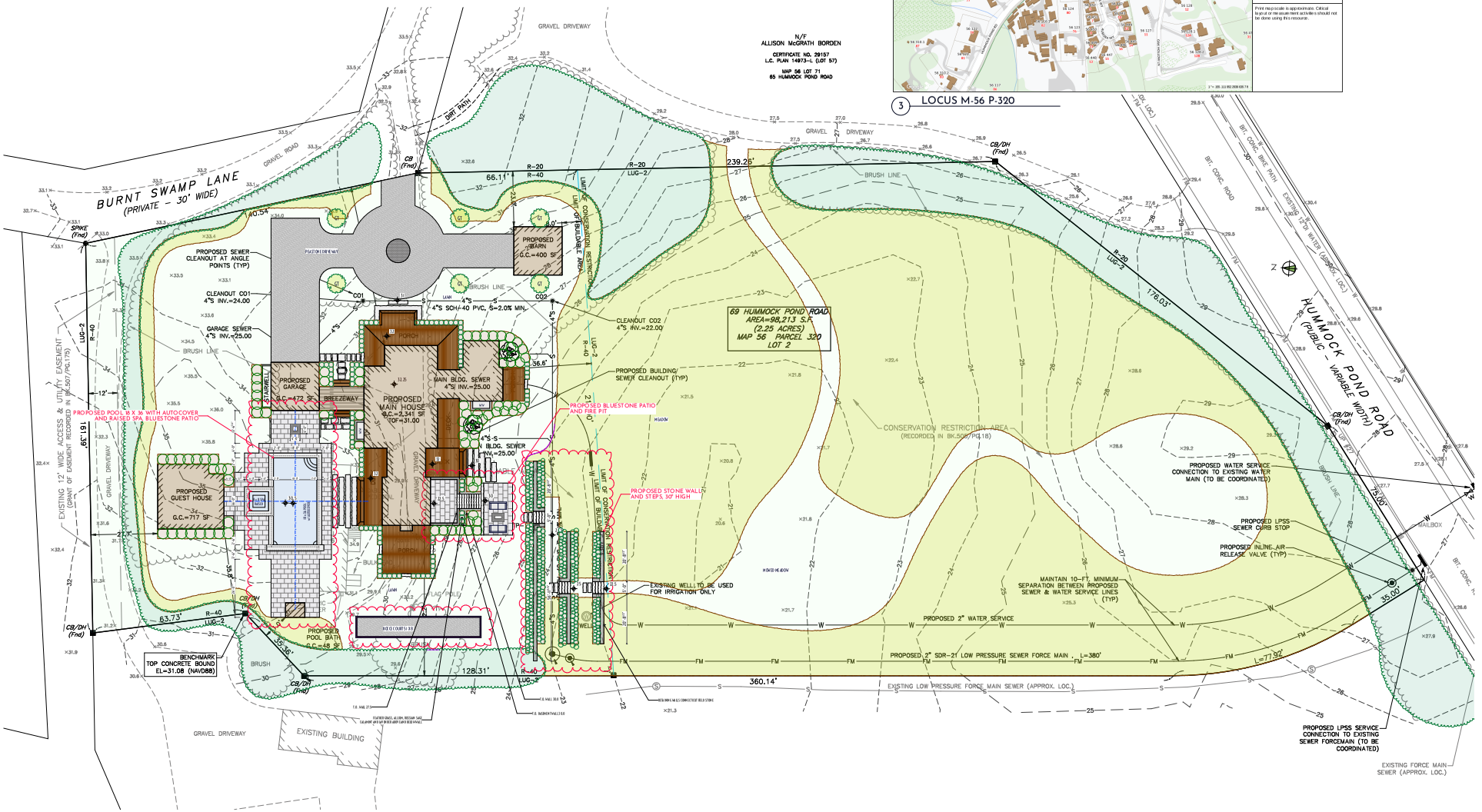
For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:

1. Introduction of the application;
2. Response by applicant;
3. Public comment in favor of proposal;
4. Public comment in opposition of proposal;
5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
6. Commission comments and discussion with applicant;
7. Commission action.

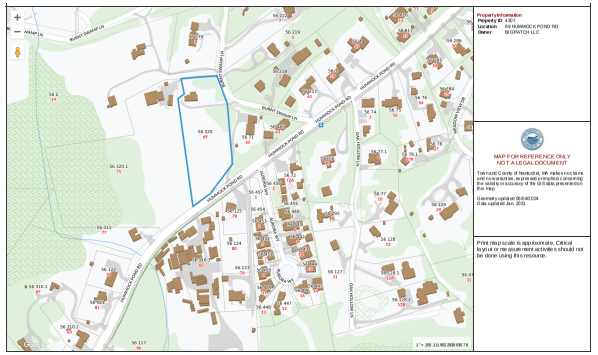
The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
56	2		BORCHERT CARL K LIFE EST	ALLFATHER RANDI P LIFE EST	PO BOX 2122	NANTUCKET	MA	02584	14 BURNT SWAMP LN
56	71		BORDEN ALLISON MCGRATH	ILLER CHRISTINE MCGRATH	PO BOX 175	NANTUCKET	MA	02554	65 HUMMOCK POND RD
56	116	1	DOUGLAS WOODYATT ISL FAM LLC		30 FRIENDSHIP LANE	NANTUCKET	MA	02554	82 HUMMOCK POND RD
56	124		DOUGLAS WOODYATT ISL FAM LLC		30 FRIENDSHIP LANE	NANTUCKET	MA	02554	80 HUMMOCK POND RD
56	218		OKEEFE DANIEL P		PO BOX 2995	NANTUCKET	MA	02584	3 BURNT SWAMP LN
56	219		LYNN SETH M & TRACY BONNIE B		8 DENNETTE RD	MARBLEHEAD	MA	01945	5 BURNT SWAMP LN
56	320	1	MCGRATH THOMAS EDWIN & DEBRA A		PO BOX 2820	NANTUCKET	MA	02584	71 HUMMOCK POND RD
Count:	**7**								



1 HDC LANDSCAPE PLAN
SCALE: 1" = 20'



3 LOCUS M-56 P-320

atlantic LANDSCAPING, INC.

MARK	DATE

HDC Landscape Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554

M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:

HDC-1

Surveyor	Contact
Mulloy	LC

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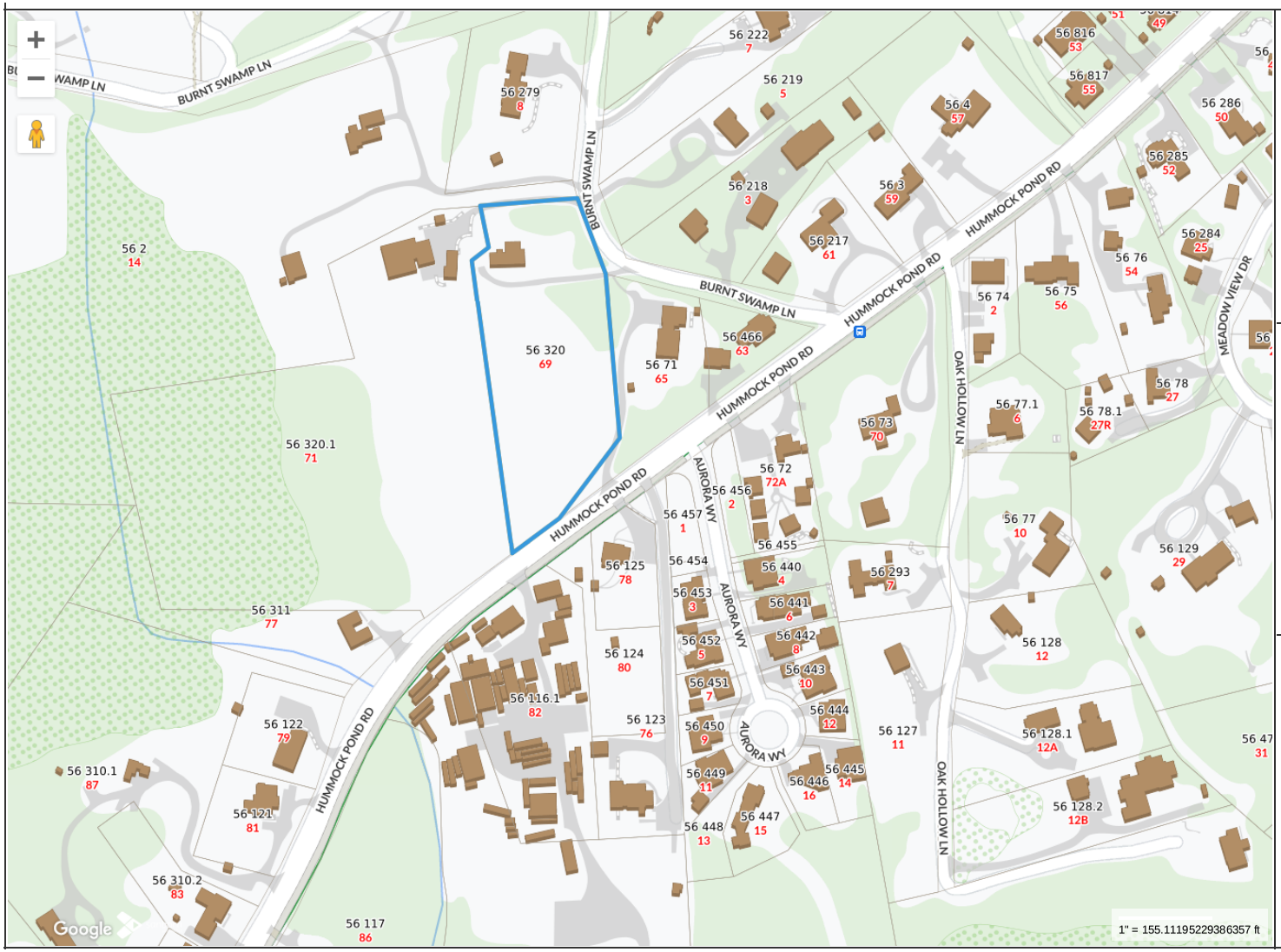

Property Information

Property ID	4307
Location	69 HUMMOCK POND RD
Owner	BIG PATCH LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

1 LOCUS M-56 P-320

atlantic LANDSCAPING, INC

MARK	DATE

HDC Locus

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:

HDC-A

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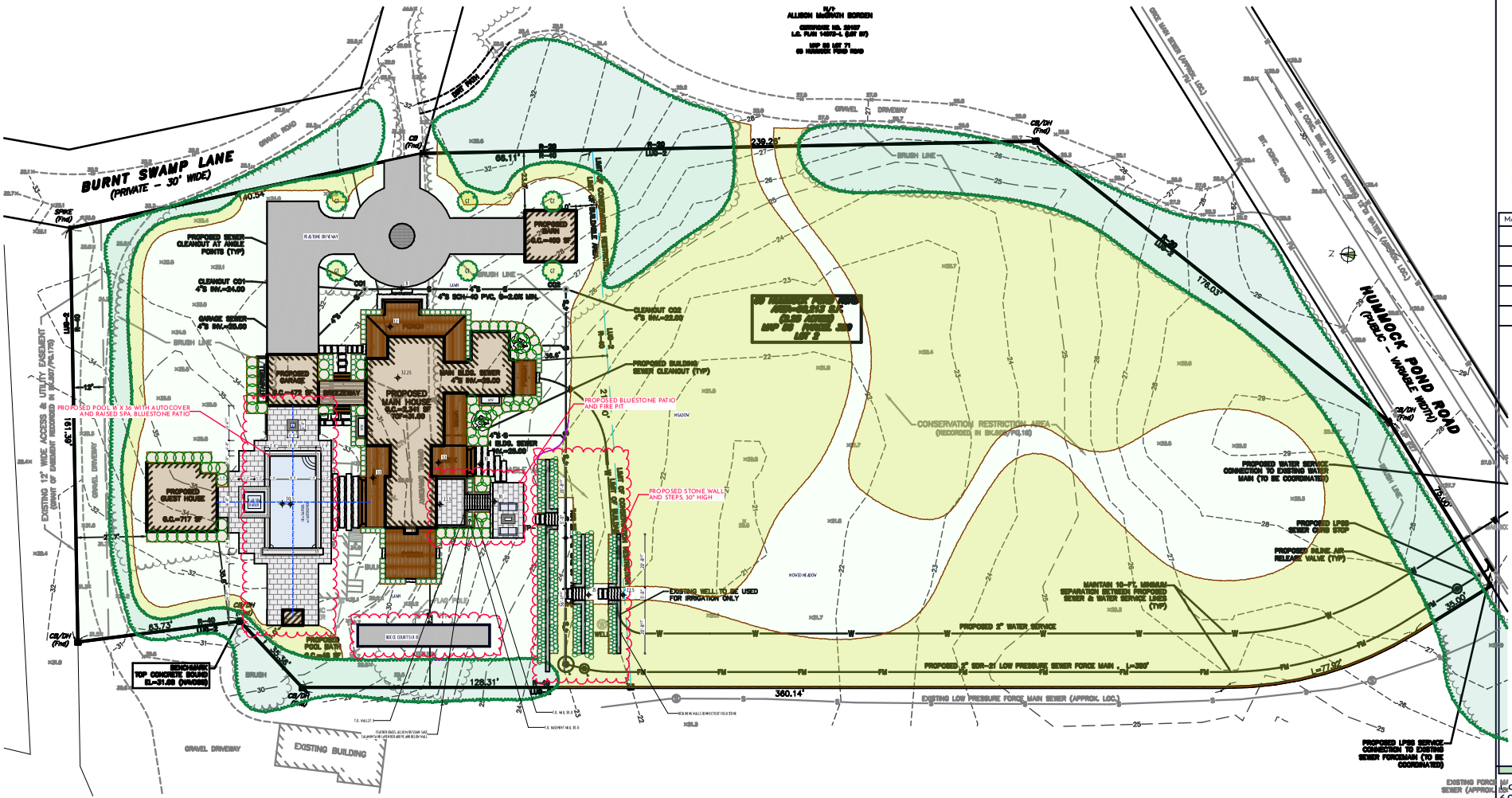

1 HDC LANDSCAPE PLAN

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Plan

Not for Use without Permission from Atlantic Landscaping Inc.

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:

HDC-B

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1 69 HUMMOCK POND VIEW 1



2 69 HUMMOCK POND VIEW 2



3 69 HUMMOCK POND VIEW 3



4 69 HUMMOCK POND VIEW 4

atlantic LANDSCAPING, INC

MARK	DATE

HDC Site Photos

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:

HDC-C

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1 RAISED SPA



2 ROUND FIELDSTONE WALLS

atlantic LANDSCAPING, INC

MARK	DATE

HDC Materials Photos

Landscape at
69 Hummock Pond Rd
Nantucket, Ma.
02554
M: 56
P: 320
Zoning: R40
Front Setback: 30
S&R Setback: 10
Scale: As Noted
Plotted: 8/20/24
Drawing No.:
HDC-D

All drawings & designs contained are the sole property of Atlantic Landscaping Inc. No publication or use of these documents is permitted without prior written approval from Atlantic Landscaping Inc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 19.2

Street & Number of Proposed Work: 32 Hinsdale Rd

Owner of record: Robert F. Jepson

Mailing Address: P.O. Box 836
Nantucket, Mass 02554

Contact Phone #: Ryan E-mail: robertfjepson@yahoo.com

AGENT INFORMATION (if applicable)

Name: Ryan Jepson

Mailing Address: P.O. Box 836
Nantucket, MA, 02554

Contact Phone #: 508 317 2882 E-mail: BryanBepson@gmail

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 19'2" Sq. Footage 1st floor: 319.2ft² Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 16'10" Sq. footage 2nd floor: none Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: none

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 12'8" South 12'8" East 12'8" West 12'8"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4'3" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 4 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☑ Other Batten board

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other Mahogany
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia 3½" Rake 0 Soffit (Overhang) 0 Corner boards 3½" Frieze 0
Window Casing 3½" Door Frame 3½" Columns/Posts: Round 0 Square 0

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 4 Light Mahogany Rear None Side None
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the appli tion into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submissio any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record Robert F Jepson Signed under penalties of perju

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

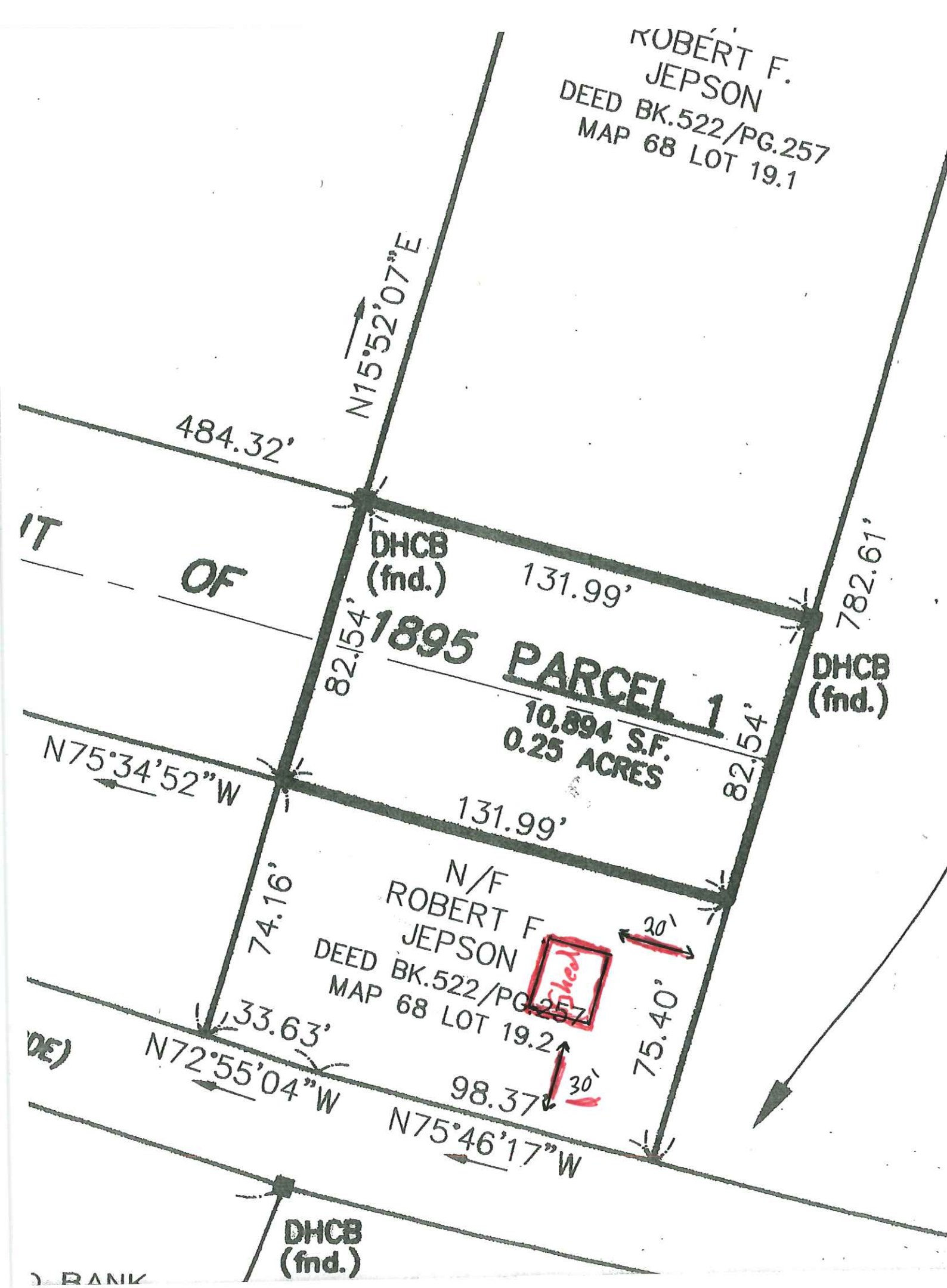
This checklist MUST be submitted with your application.

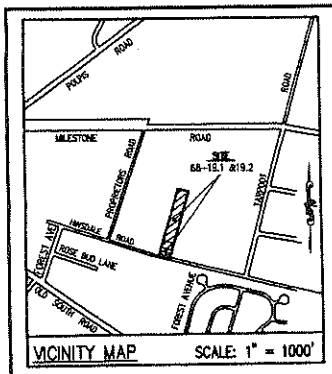
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (3 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
	Exterior Elevations (3 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 3 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (3 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.


ROBERT F.
JEPSON
DEED BK.522/PG.257
MAP 68 LOT 19.1
N15°52'07"E
484.32'
DHCB
(fnd.)
131.99'
782.61'
DHCB
(fnd.)
82.54'
1895 PARCEL 1
10,894 S.F.
0.25 ACRES
82.54'
N75°34'52"W
131.99'
N/F
ROBERT F
JEPSON
DEED BK.522/PG.257
MAP 68 LOT 19.2
74.16'
30'
Shed
33.63'
N72°55'04"W
98.37'
30'
75.40'
N75°46'17"W
DHCB
(fnd.)



VICINITY MAP SCALE: 1" = 1000'

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL 1 FROM THE NANTUCKET RAILROAD LAYOUT OF 1895.
2. TITLE FOR THE NANTUCKET RAILROAD IS HELD BY THE NORWOOD FARM TRUST AS RECORDED IN DEED BOOK 136 PAGE 607. REFER TO PLAN NO. 20, PG. 67 AT THE NANTUCKET REGISTRY OF DEEDS.
3. THERE ARE NO KNOWN WETLAND RESOURCE AREAS WITHIN 100 FEET OF THE SUBJECT PROPERTY LOCUS.

NANTUCKET REGISTRY OF DEEDS

Date: _____

Time: _____

Plan No.: _____

Attest: Register

LEGEND

DHCB ■ CONCRETE BOUND/DRILL HOLE

ZONING TABLE

	REQUIRED
LOT AREA	120,000 S.F.
LOT FRONTAGE	200 FT.
FRONT YARD SETBACK	35 FT.
REAR YARD SETBACK	20 FT.
SIDE YARD SETBACK	20 FT.
MAXIMUM GROUND COVER RATIO	3%

THE SITE IS ZONED LIMITED USE 3(LUG-3) AS SHOWN ON THE TOWN AND COUNTY OF NANTUCKET, MASSACHUSETTS; OFFICIAL ZONING MAP.

OWNER'S REFERENCE

JULIUS JENSEN/NORWOOD FARM TRUST
15 CLIFF ROAD
NANTUCKET, MASSACHUSETTS
TITLE REFERENCE : DEED BOOK 136/PG. 607

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

1/9/07
PROFESSIONAL LAND SURVEYOR DATE

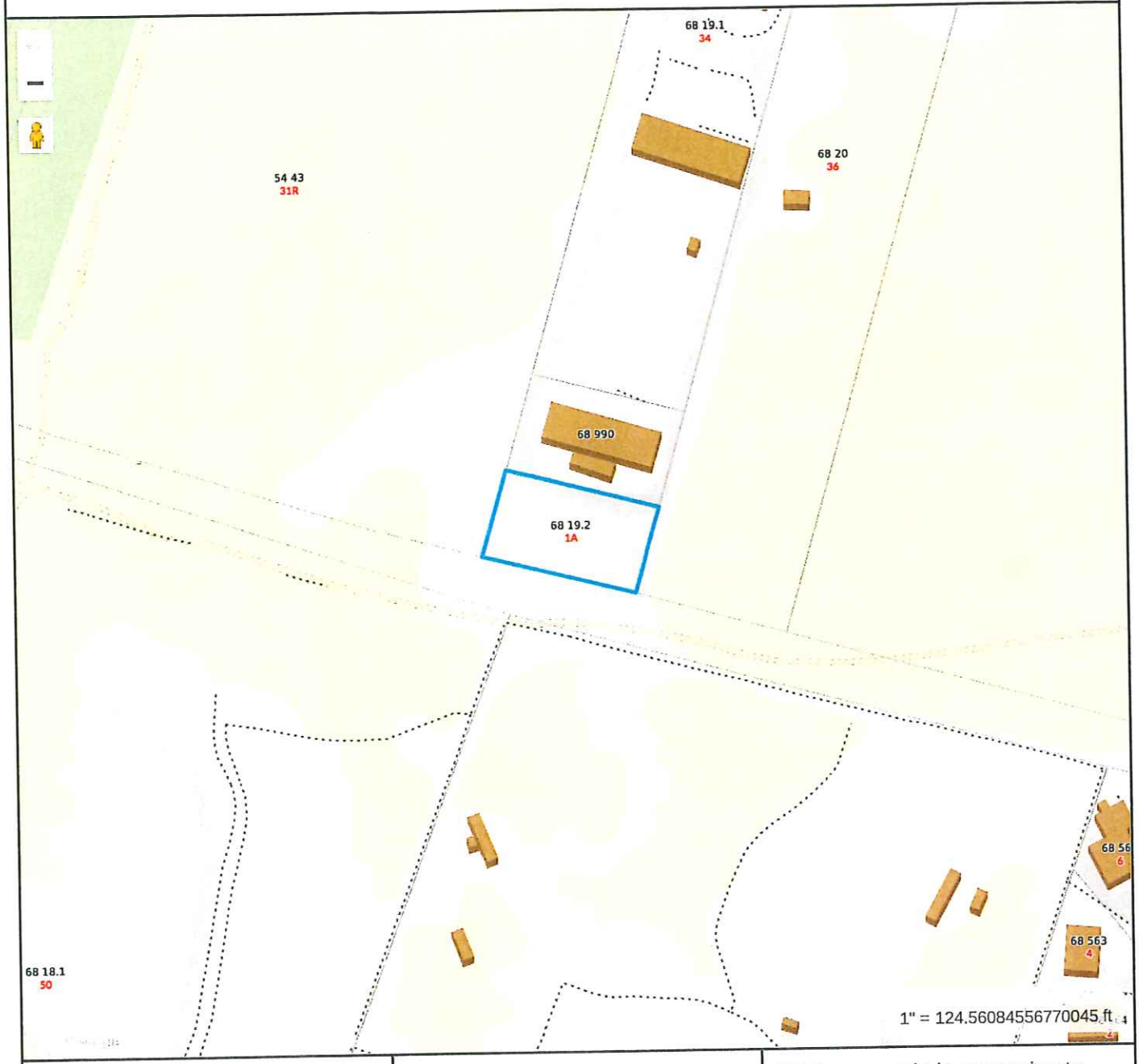
Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: 02-12-2007

PLANNING BD. FILE No. 7017

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

DATE	NO.	REVISION	DESCRIPTION	APP.



Property Information

Property ID	5978
Location	32 HINSDALE RD
Owner	JEPSON ROBERT F

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

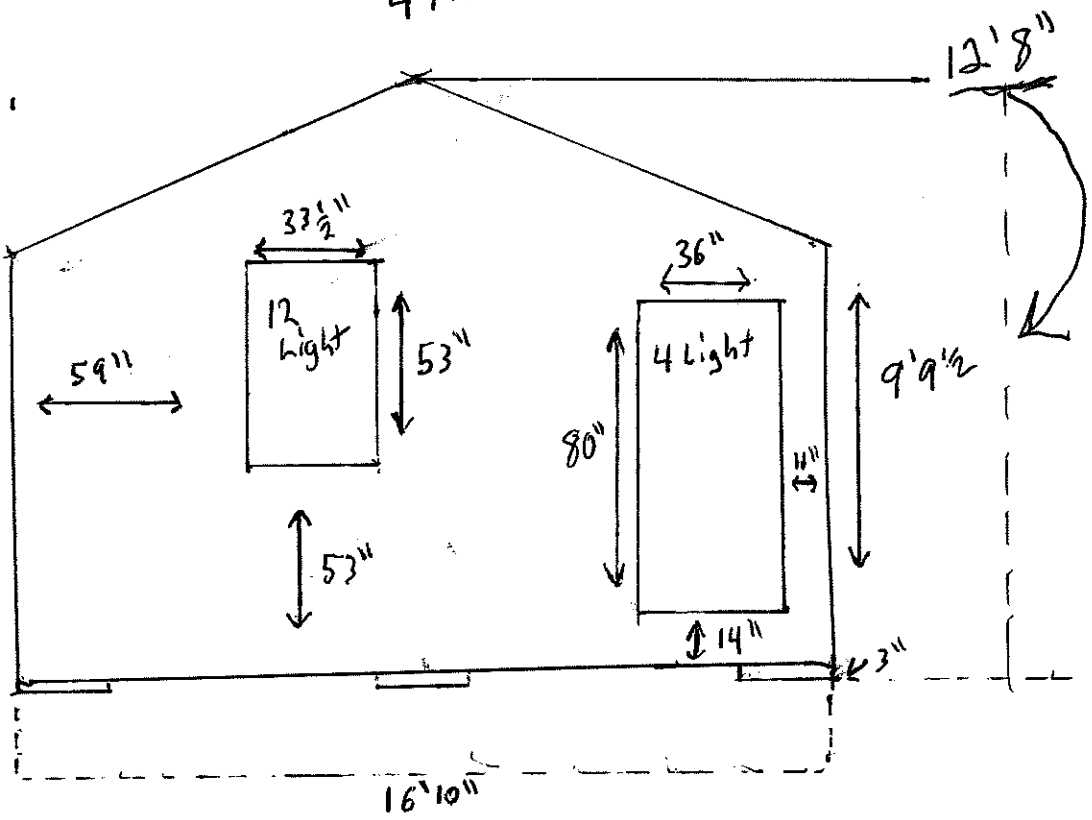
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

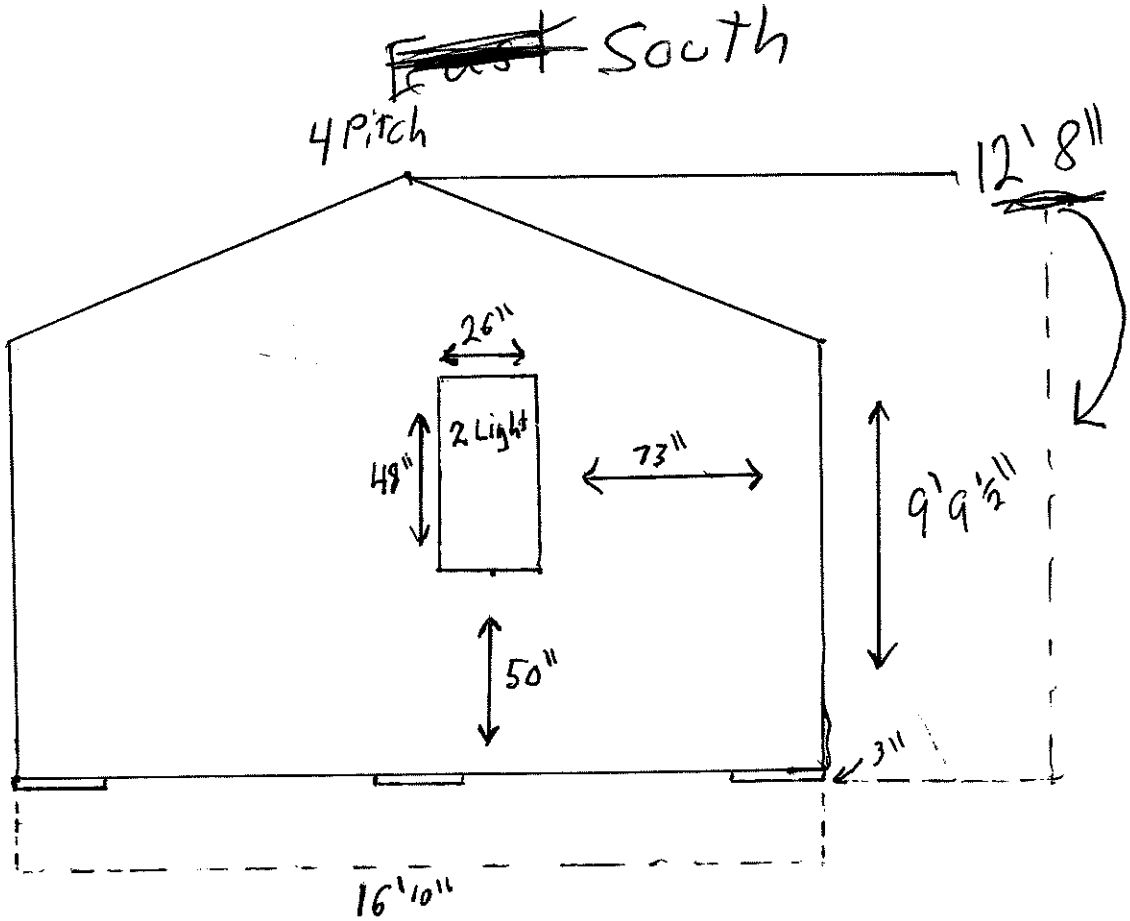
~~West~~ North

4 Pitch



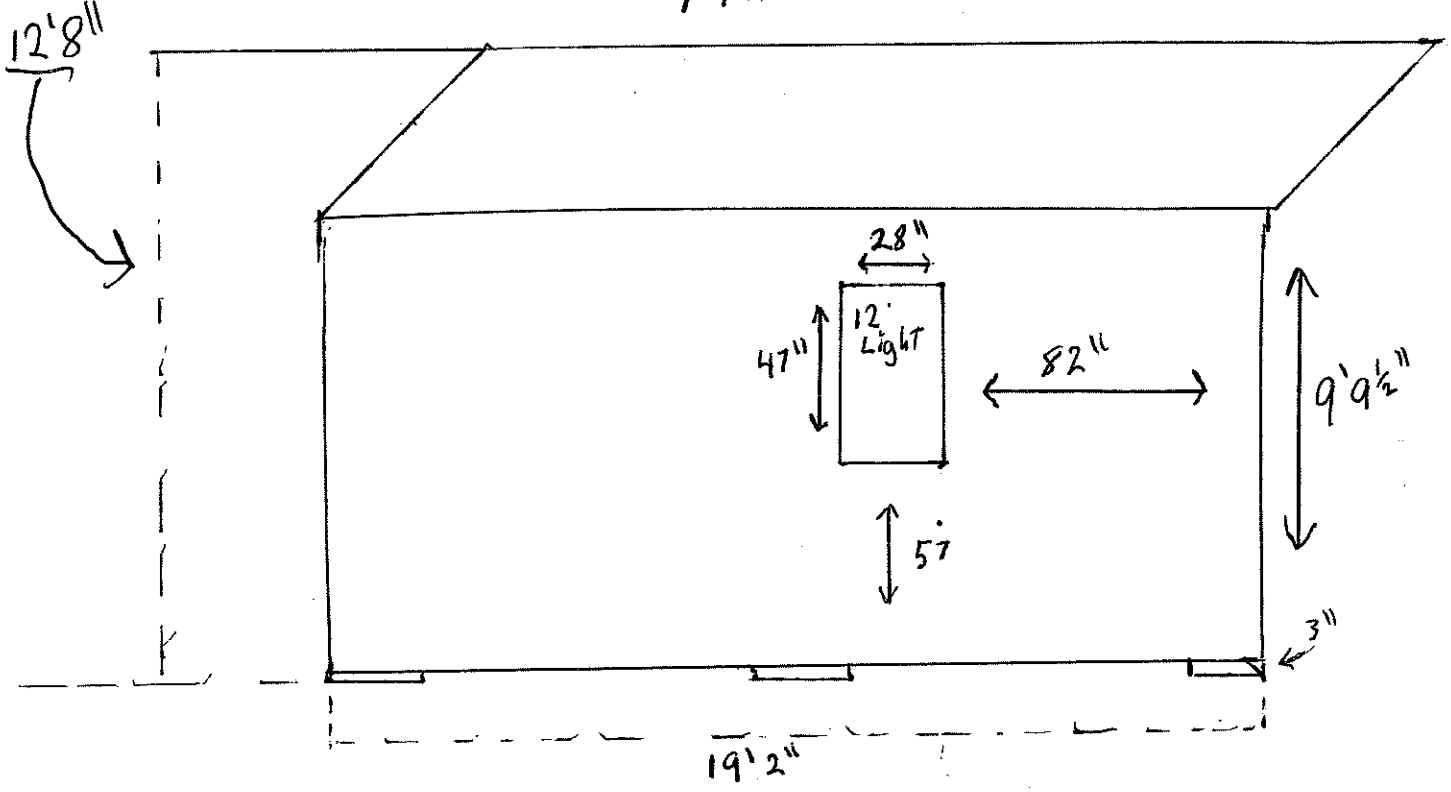
~~East~~ South

4 Pitch



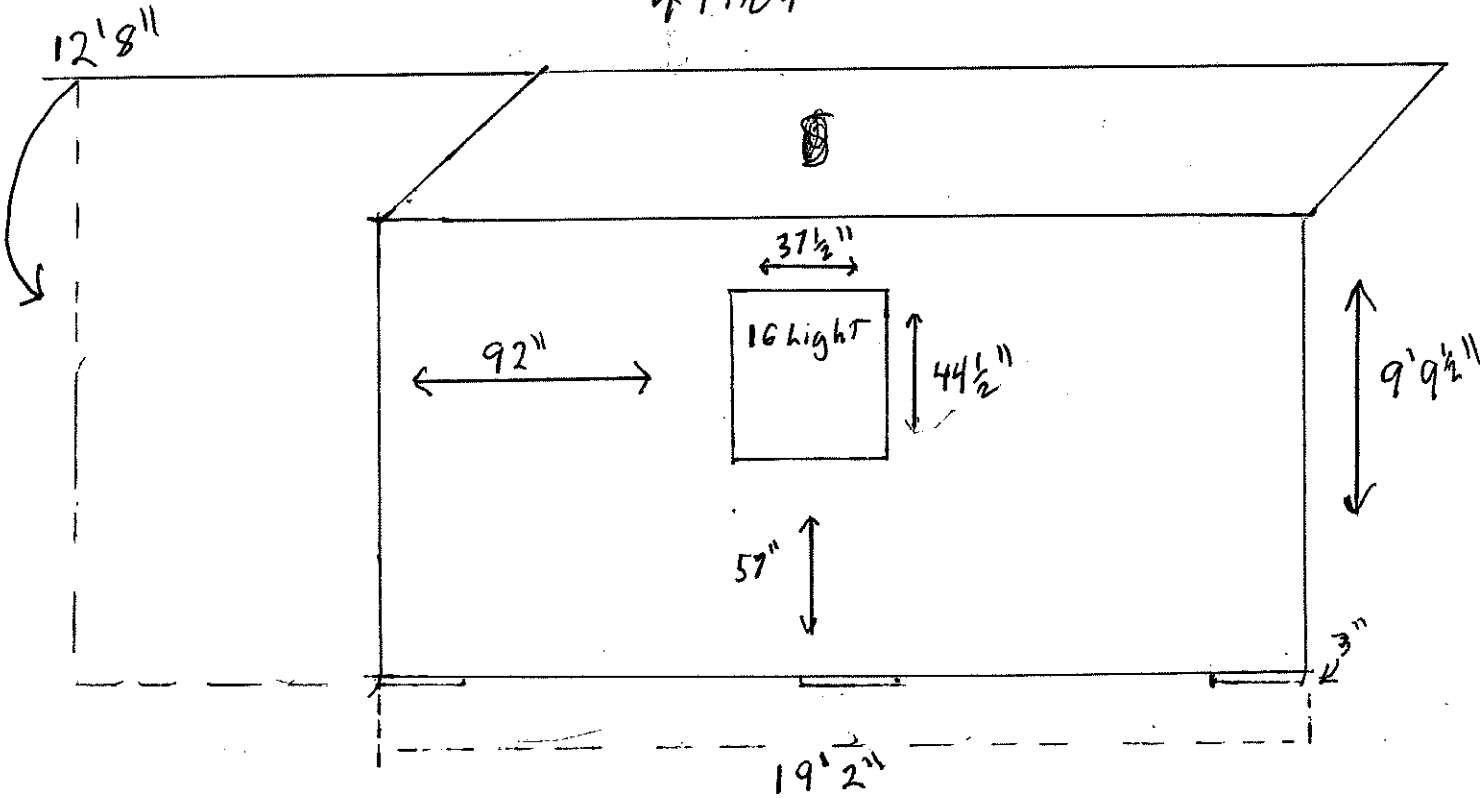
~~North~~ East

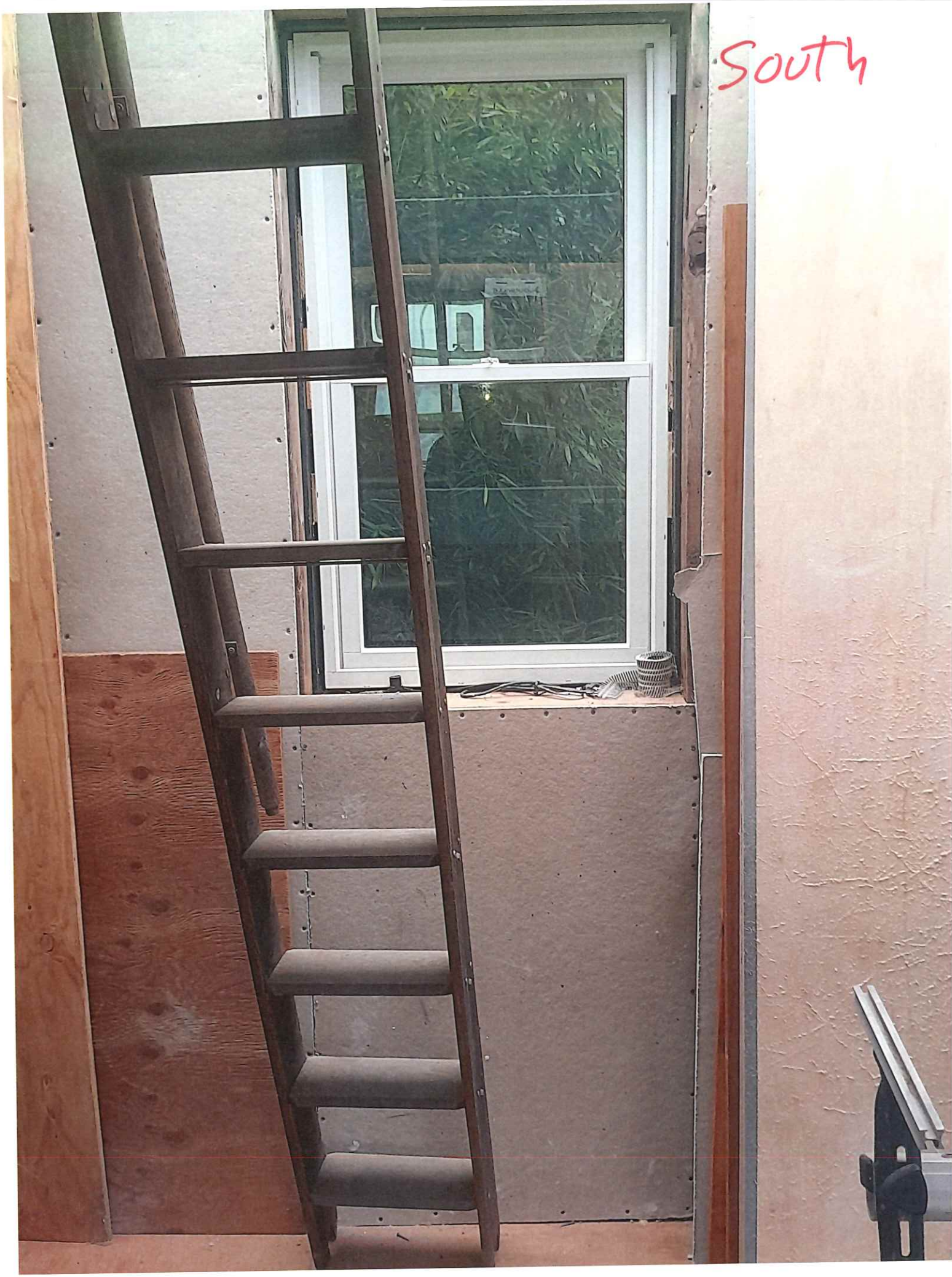
4 Pitch



~~South~~ West

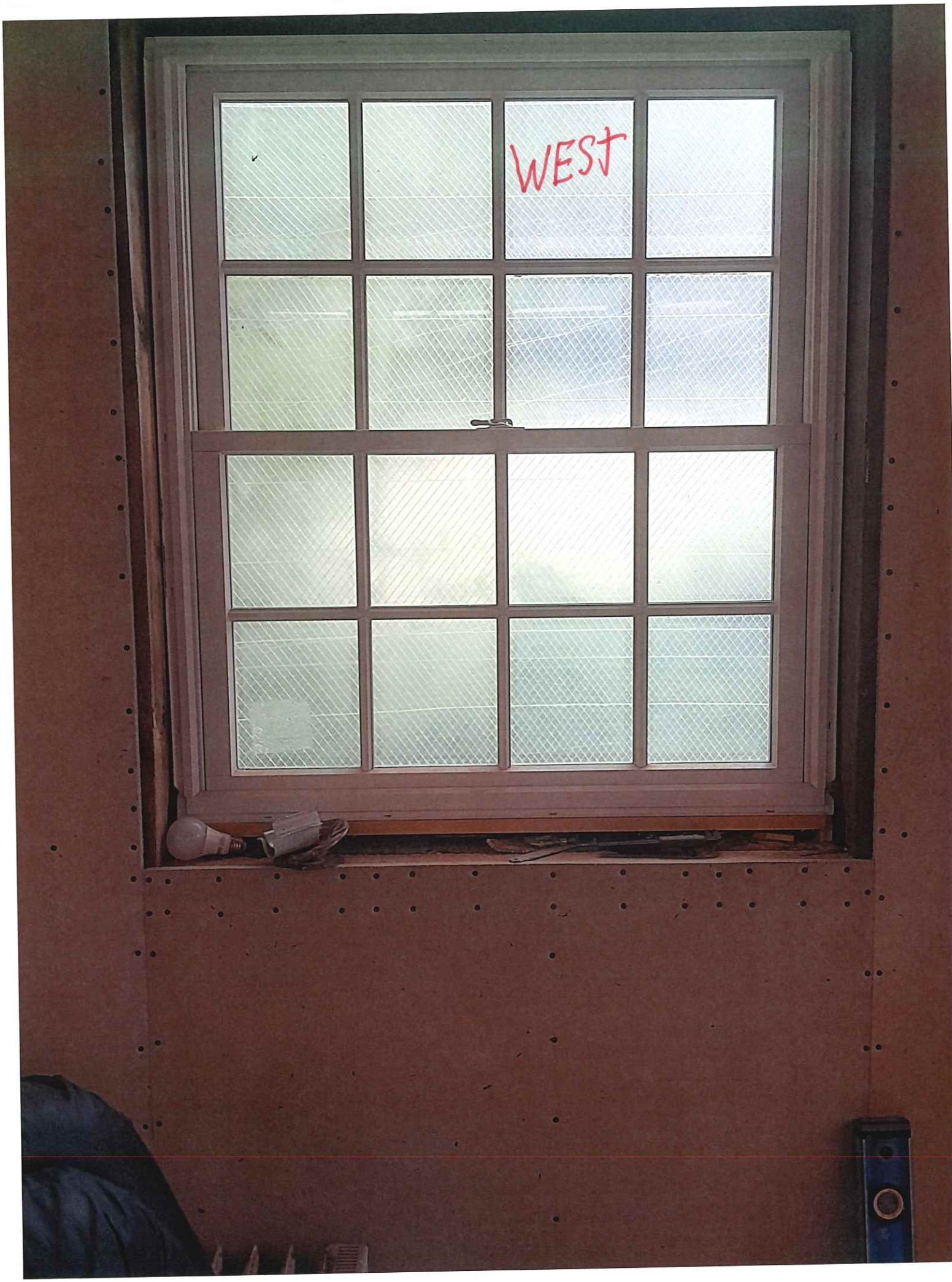
4 Pitch




South

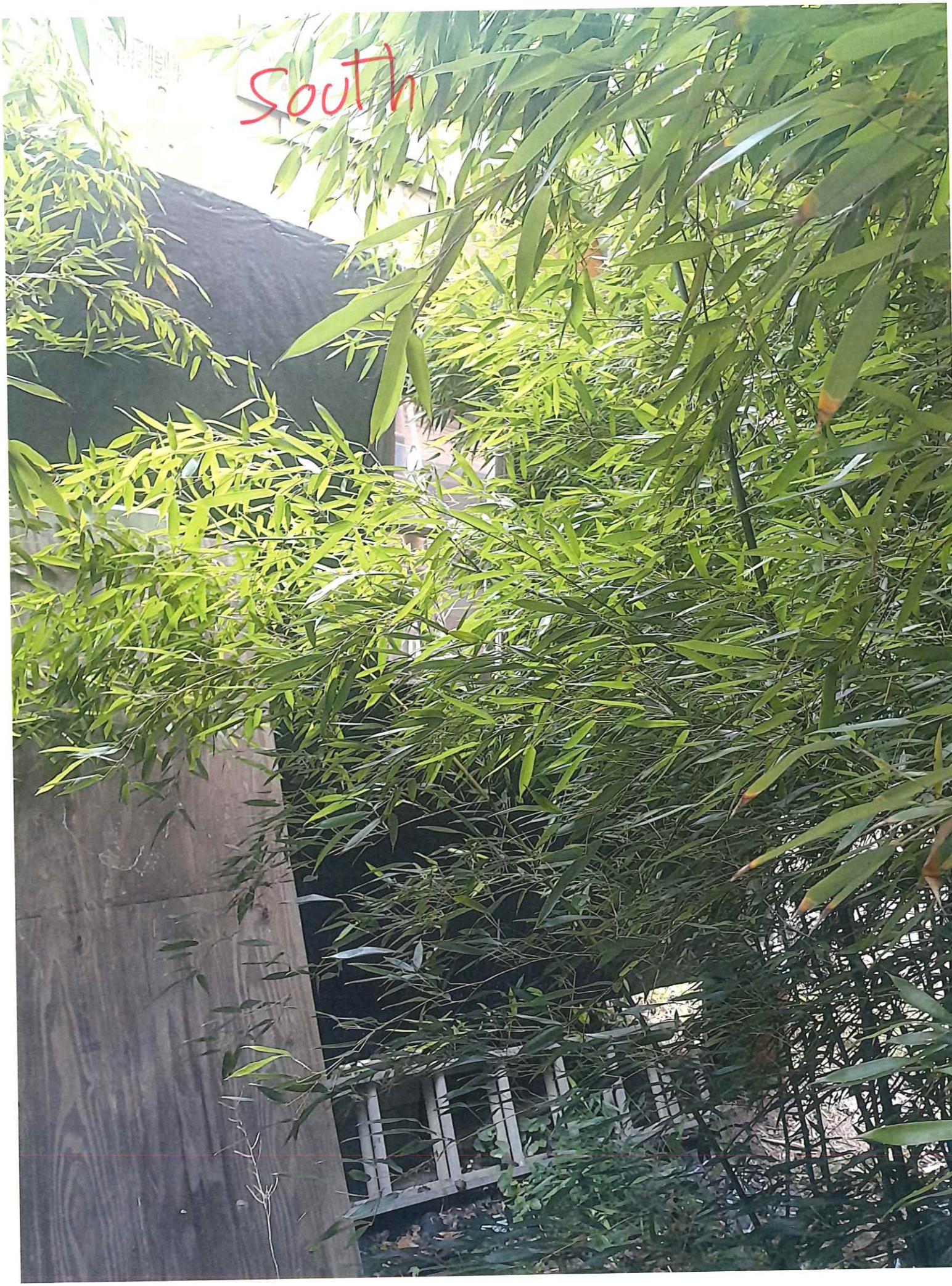

EAST
EAST


300 LB LOAD CAPACITY
North


WEST


WEST


EAST


South


North



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Ryan Jepson

AS AGENT FOR Robert Jepson

STREET ADDRESS 32 Hinsdale Rd

MAP/PARCEL 68 Lot 19.2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

Date 8/26/24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 405

Street & Number of Proposed Work: 14 MEADOW LN

Owner of record: 14 Meadow Lane LLC

Mailing Address: 71 PARK AVE SOUTH
OLD GREENWICH, CT 06870

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 GOLDFINCH DR.
NANTUCKET MA 02554

Contact Phone #: 508-332-0455 E-mail: Sannebsen@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Window change.

Size of Structure or Addition: Length: 6' Sq. Footage 1st floor: 16 SF. Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 2'-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: *BACK (REAR) HOUSE (describe)

Original Date: BARELY USABLE

Original Builder: FROM MEADOW LANE

REVISIONS*
1. East Elevation window change from 8/8 to 6/1 remove door (relocate)
2. South Elevation wind change to 6/1, move basement win
3. West Elevation window change from 8/8 to 6/1 new roof over doorway
4. North Elevation win change to 6/1, add door

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other Nantucket Gray
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim Nantucket Gray Sash BLACK Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8.26.24 Signature of owner of record Sanne for Angela Swift Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Mar 2020**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

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Chair

Stephen Welch
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Abigail Camp

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Sanne Payne

AS AGENT FOR 14 Meadow Lane, LLC

STREET ADDRESS 14 Meadow Lane

MAP/PARCEL 41|405

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8.26.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8.26.24 Date

From: **Sanne Payne** sanneibsen@comcast.net
Subject: Fwd: 14 Meadow
Date: August 26, 2024 at 1:27 AM
To: poetscp@comcast.net

please make 2 copies of email. I'm not sure it went through in the last email

Thanks

Sanne

Sanne Payne

Please see below.

Lexi Gilbert

Bessey Construction, Inc.

8 Square Rigger Rd

Nantucket, MA 02554

508-825-9920

www.besseyconstruction.com

From: Angela Swift <angela.swift@gmail.com>
Sent: Wednesday, August 21, 2024 12:49 PM
To: Lexi Gilbert <lexi@besseyconstruction.com>
Cc: mchughp@richmancapital.com
Subject: Re: 14 Meadow - HDC

Hi Lexi. You have our permission to sign.

ANGELA SWIFT

Angela Swift

Licensed Real Estate Salesperson

200 Greenwich Avenue, 3rd Floor
Greenwich CT 06830

m: 203.253.5292

On Aug 21, 2024, at 12:44 PM, Lexi Gilbert <lexi@besseyconstruction.com> wrote:

Hi there,

The architect needs your permission to sign on your behalf for the HDC application. Will you please respond to this email giving permission.

Thank you,

Lexi



Lexi Gilbert

Bessey Construction, Inc.

8 Square Rigger Rd

Nantucket, MA 02554

508-825-9920

www.besseyconstruction.com



1 MEADOW LANE STREET ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION



5 SOUTH ELEVATION

SITE PLAN

PREPARED FOR:
14 MEADOW LANE LLC
71 PARK AV SOUTH
OLD GREENWICH, CT 06870
ASSESSOR MAP # 41
TAX PARCEL # 405

ZONING REQUIREMENTS	
ZONE	R-20
MINIMUM FRONTAGE	75'-0"
MINIMUM LOT SIZE	20,000 S.F.
CURRENT FRONTAGE:	75'-3 13/16"
CURRENT LOT SIZE	21,465 S.F.
FRONT YARD SETBACK	30'-0"
SIDE AND REAR YARD SETBACK:	10'-0"
ALLOWABLE TOTAL GROUND COVERAGE RATIO:	12.5%
ALLOWABLE TOTAL GROUND COVERAGE	2683 S.F.
CURRENT TOTAL GROUND COVERAGE:	2190 S.F.
CURRENT TOTAL GROUND COVERAGE RATIO	10.2%
PROPOSED TOTAL GROUND COVERAGE:	2208 S.F.
PROPOSED TOTAL GROUND COVERAGE RATIO	10.3%

ALL SITE PLAN INFORMATION WAS TAKEN FROM A PLOT PLAN DRAWN BY:
NANTUCKET SURVEYORS, INC.
5 WINDY WAY
NANTUCKET, MA 02554

DRAWING LIST

A1.1	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS

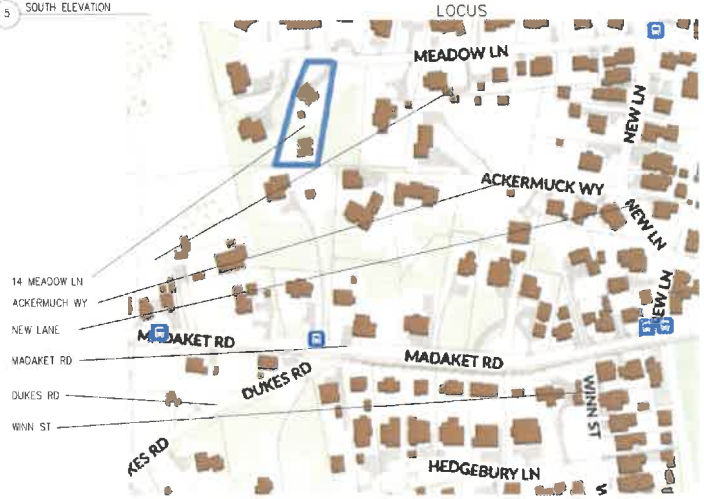
DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	4 PANEL / 2 LIGHT	EXISTING	---	3'-0" x 6'-8"
2	12 LIGHT	ANDERSON	---	3'-0" x 6'-8"
3	12 LIGHT	ANDERSON	---	6'-0" x 6'-8"

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	6/1 LIGHT DH	ANDERSON	---	3'-0" x 3'-10"
B	6/1 LIGHT DH	ANDERSON	---	2'-4" x 3'-0"
C	6/1 LIGHT AWNING	ANDERSON	---	2'-4" x 2'-0"

LOCUS



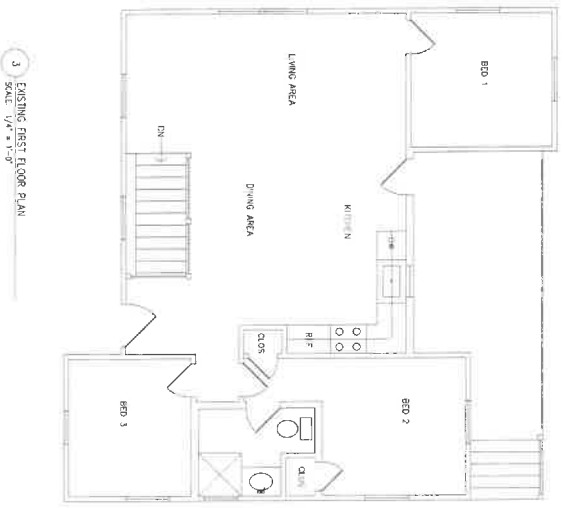
14 MEADOW LANE LLC
14 MEADOW LANE REAR HOUSE
NANTUCKET MA 02554

Date: 8.26.24 HDC SUBMITTAL
Revisions

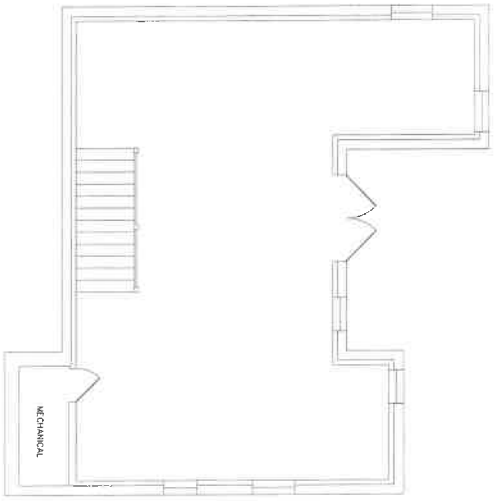
Drawn By: sp
Project No: SMH
Scale: NOTED

SITE

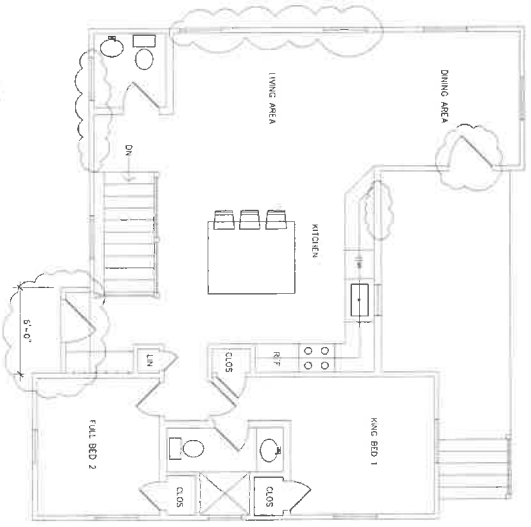
A1.1



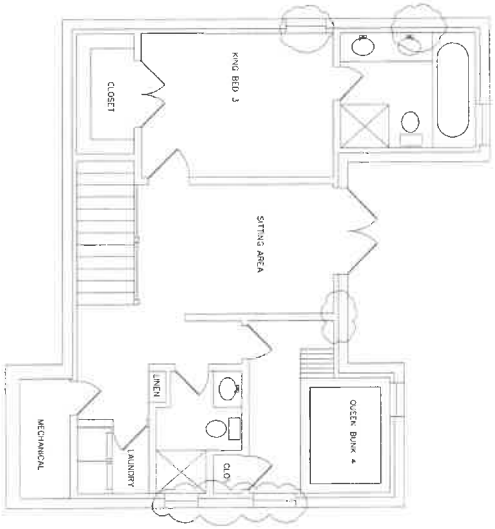
3 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

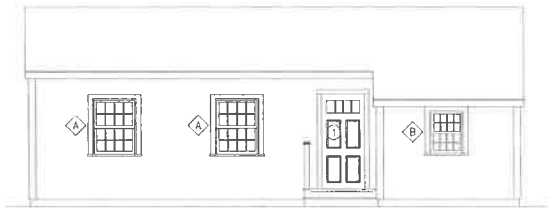


4 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 NEW BASEMENT PLAN
SCALE: 1/4" = 1'-0"

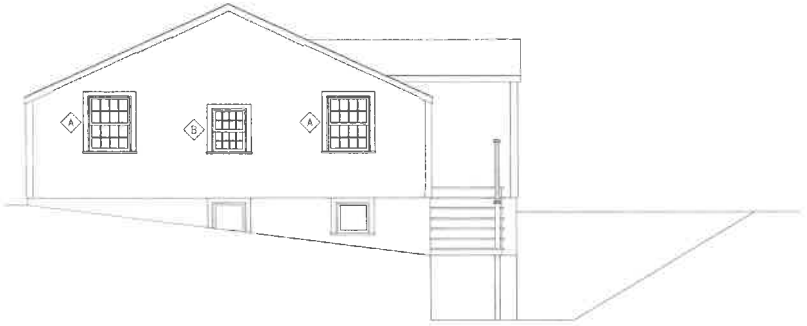
A2.1	FLOOR PLAN	Drawn By: SIP Project No: SMFT Scale: NOTED	Date: 8.26.24 HDC SUBMITTAL Revisions:	14 MEADOW LANE LLC 14 MEADOW LANE REAR HOUSE NANTUCKET MA 02554



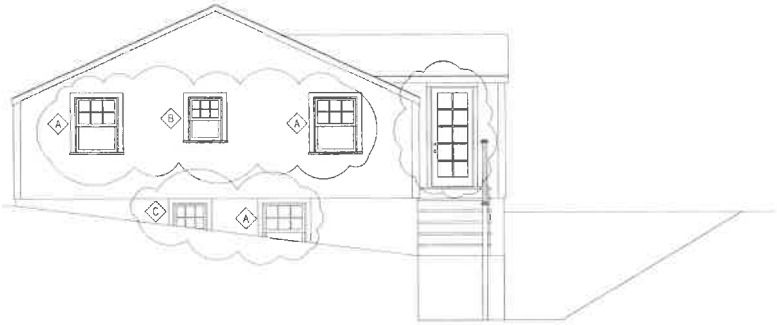
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"

14 MEADOW LANE LLC
14 MEADOW LANE REAR HOUSE
NANTUCKET MA 02554

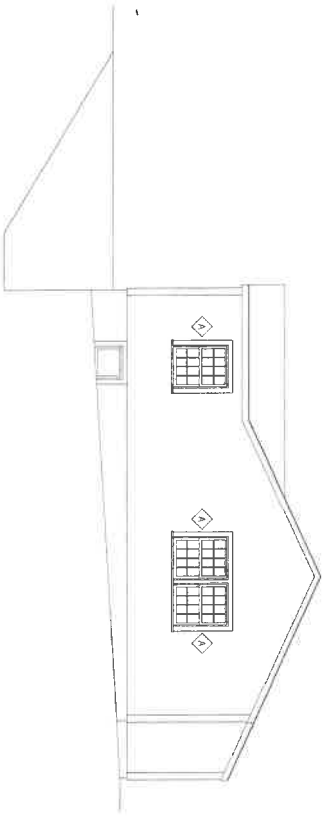
Date: 8.26.24 HDC SUBMITTAL
Revisions:

Drawn By: SP
Project No.: SWEET
Scale: NOTED

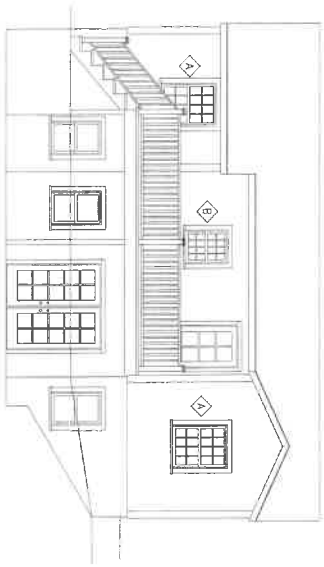
ELEVATIONS

A3.1

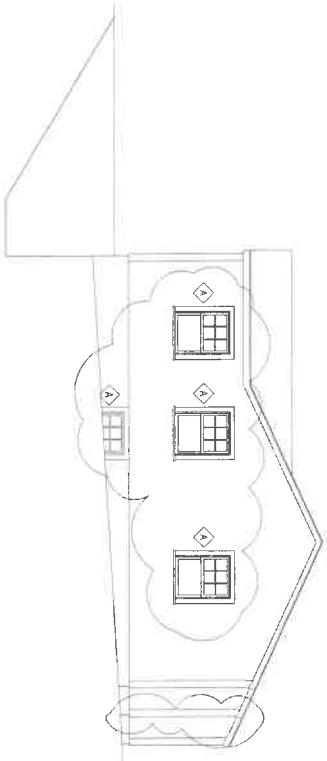
3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



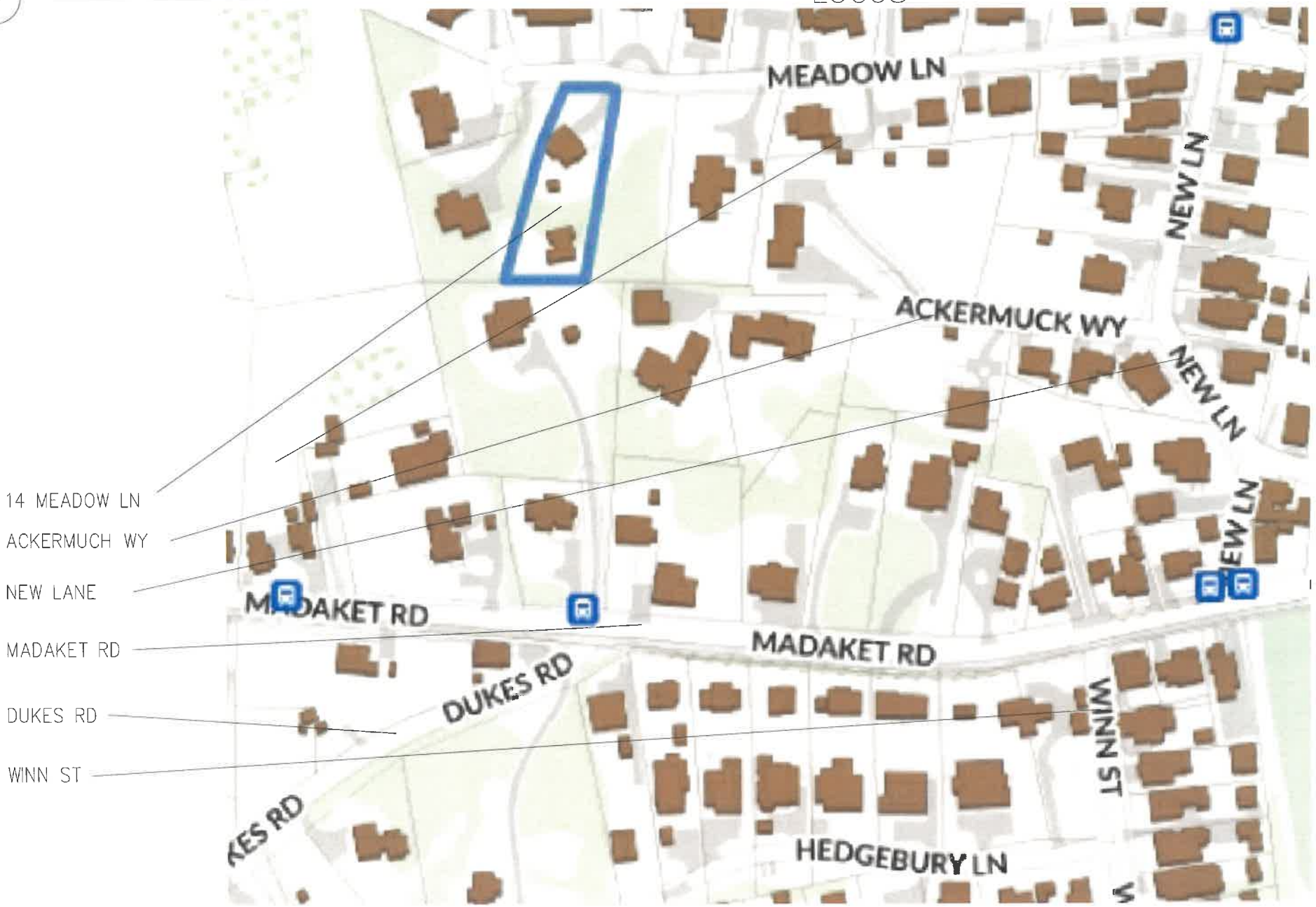
2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



A3.2	ELEVATIONS	Drawn By: SP Project No.: SMFT Scale: NOTED	Date: 8.26.24 HDC SUBMITTAL Revisions:	14 MEADOW LANE LLC 14 MEADOW LANE REAR HOUSE NANTUCKET MA 02554

5 SOUTH ELEVATION

LOCUS





1 MEADOW LANE STREET ELEVATION



2 WEST ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION



5 SOUTH ELEVATION

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	4 PANEL/2 LIGHT	EXISTING	---	3'-0" x 6'-8"
2	12 LIGHT	ANDERSON	---	3'-0" x 6'-8"
3	12 LIGHT	ANDERSON	---	6'-0" x 6'-8"

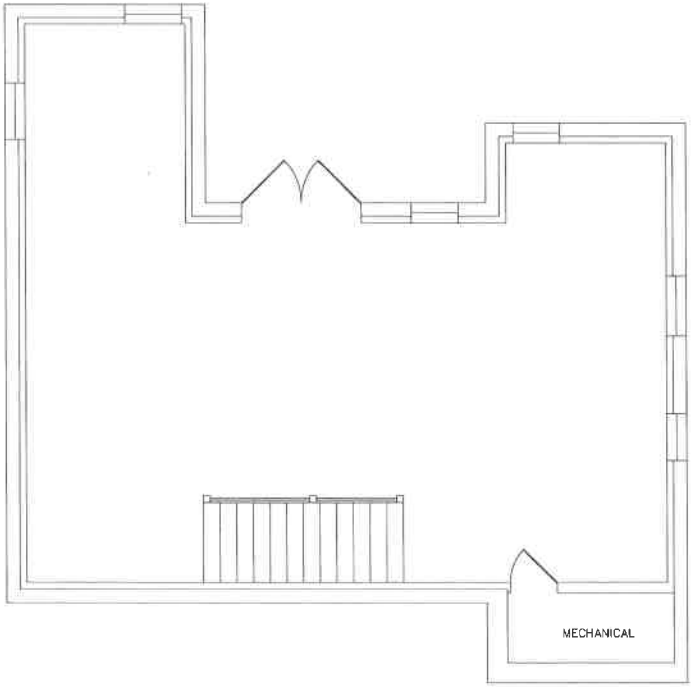
WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	6/1 LIGHT DH	ANDERSON	---	3'-0" x 3'-10"
B	6/1 LIGHT DH	ANDERSON	---	2'-4" x 3'-0"
C	6/1 LIGHT AWNING	ANDERSON	---	2'-4" x 2'-0"

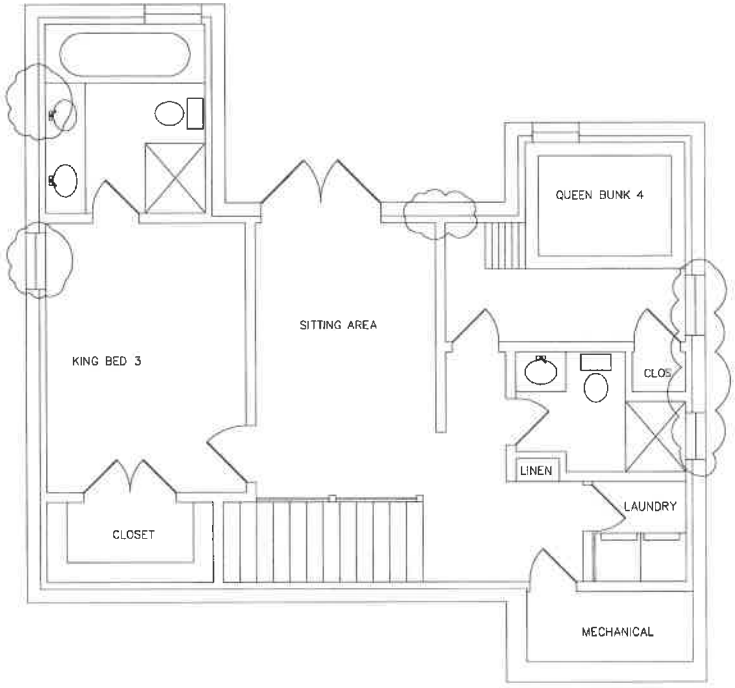


1 MEADOW LANE STREET ELEVATION

1 NEW SITE PLAN
SCALE: 1/16" = 1'-0"



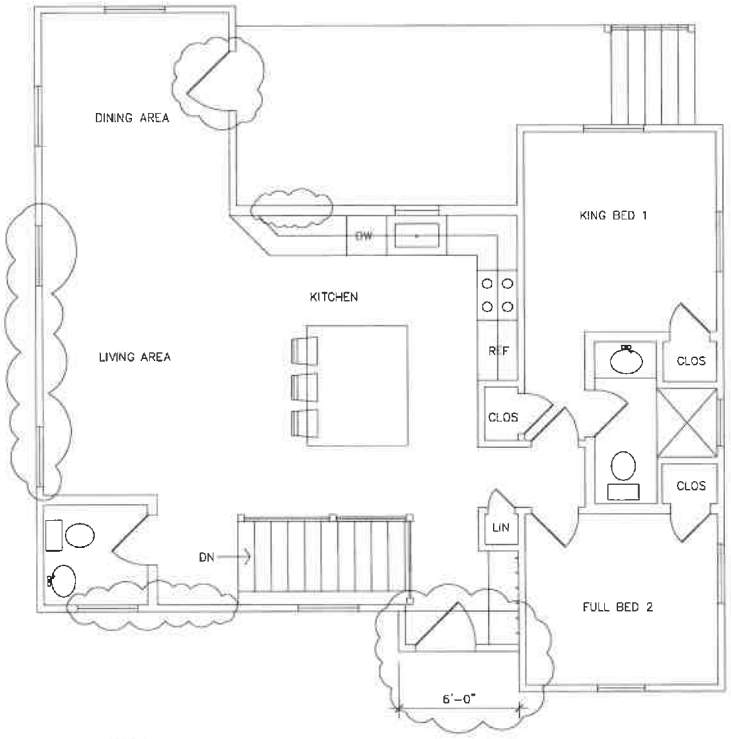
1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 NEW BASEMENT PLAN
SCALE: 1/4" = 1'-0"



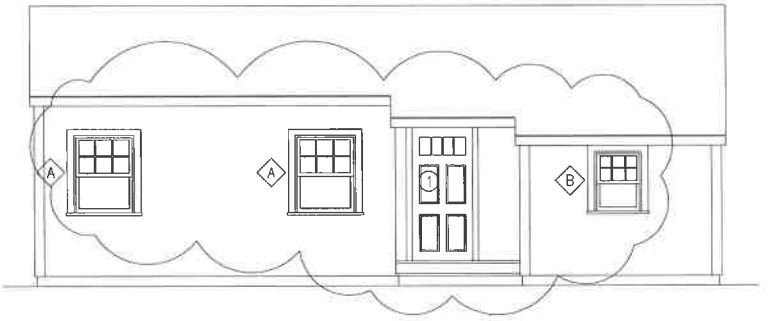
3 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



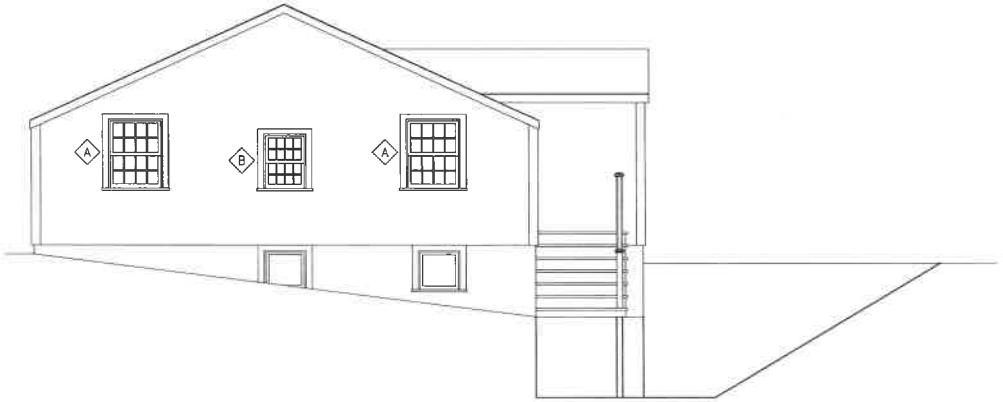
4 NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



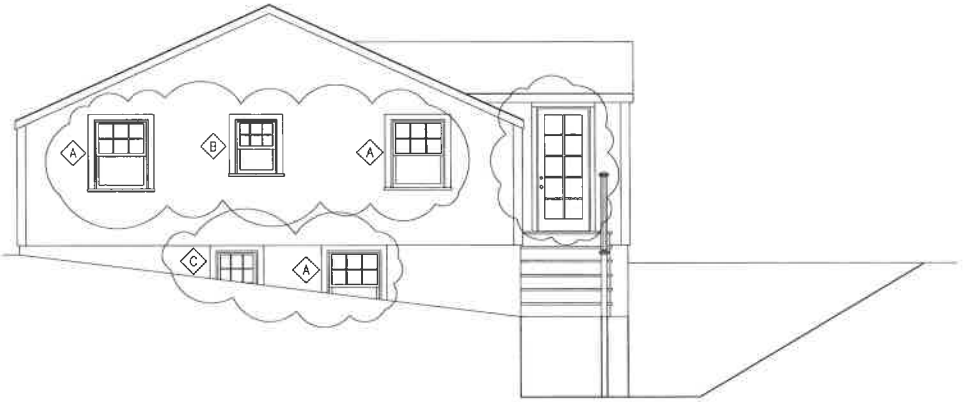
1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



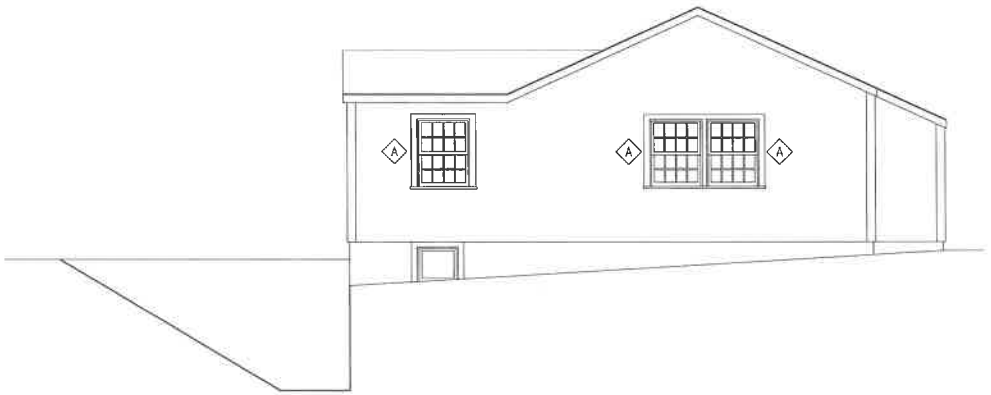
4 NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"



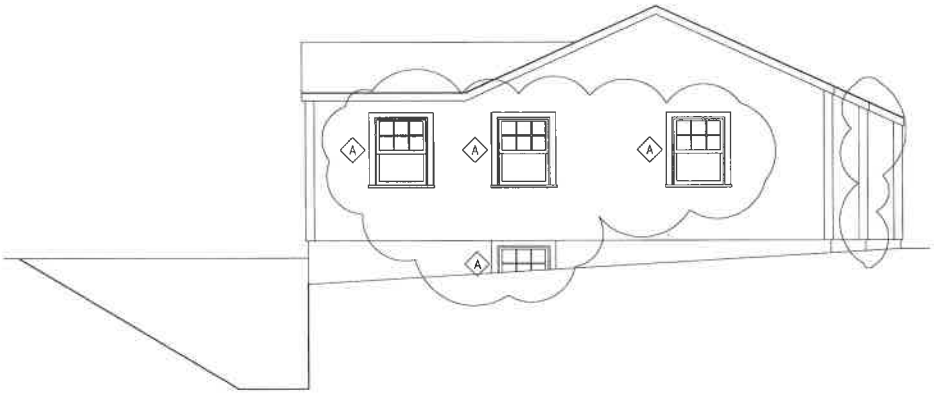
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 NEW SOUTH ELEVATION
SCALE: 1/4" = 1'-0"











CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 129

Street & Number of Proposed Work: 38 Hooper Farm Rd.

Owner of record: Stone Martin Edward

Mailing Address: 38 Hooper Farm Rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JBStudio

Mailing Address: PO Box 3741
Nantucket, MA 02584

Contact Phone #: 508 332 9654 E-mail: juraj@thejbstudio.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Move on from 12A Pequot

Size of Structure or Addition: Length: 44' Sq. Footage 1st floor: 856 SF Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor
Width: 24' Sq. footage 2nd floor: 628SF Size: — ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: —

Difference between existing grade and proposed finish grade: North — South — East — West —
Height of ridge above final finish grade: North 21'6" South 21'6" East 21'6" West 21'6"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" Typ. ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 11 /12 Secondary Mass 4 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): —

Sidewall: ☒ White cedar shingles 5" Typ. ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) 1x4 Corner boards 1x6 Frieze —
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round — Square —

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 series

Doors* (type and material): ☐ TDL ☒ SDL Front Wood Rear _____ Side _____
Garage Door(s): Type — Material _____

Hardscape materials: Driveways gravel Walkways — Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Black
Trim Nantucket Gray Sash White Doors Black
Deck NTW Foundation NTW Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

38 Hooper Farm Rd.

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

— 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

— 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

— 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JB 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Juraj Bencat, JBStudio

AS AGENT FOR Stone Martin Edward

STREET ADDRESS 38 Hooper Farm rd

MAP/PARCEL 67/129

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8.26.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Juraj Bencat — 8.26.2024

Signature — Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 38 Hooper Farm Rd, Lot 4

Tax Map Number: 67 Parcel Number: 129

Owner of Record: Stone Martin Edward

Description of Proposal: New 1008SF dwelling, moved from 12A Pequot lot

Anticipated HDC Submission Date: 8.26.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Stone Martin Edward

MAILING ADDRESS..... 38 Hooper Farm Rd

PROPERTY LOCATION..... 38 Hooper Farm Rd

ASSESSORS MAP/PARCEL..... 67/129

SUBMITTED BY:..... Juraj Bencat, JBStudio

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.23 14:45:05 -04'00'

August 23, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	118	8	US REIF MARINE NANTUCKET FEE LLC		1270 SOLDIERS FIELD RD	BOSTON	MA	02135	8 WINDY WY
67	128		CRONIER NANCY E & THOMAS S TRS	CRONIER FAMILY LIVING TRUST	2352 DARTS COVE WY	MOUNT PLEASANT	SC	29466	37 HOOPER FARM RD
67	129	1	ROACH CHRISTOPHER R & COSTA COREY L		5 HULL LN	NANTUCKET	MA	02554	5 HULL LN
67	130		LOVE JOANNE E		36 HOOPER FARM RD	NANTUCKET	MA	02554	36 HOOPER FARM RD
67	272		ARAUJO JILL H		40 HOOPER FARM RD	NANTUCKET	MA	02554	40 HOOPER FARM RD

Count: 5

US REIF MARINE NANTUCKET FEE LLC
1270 SOLDIERS FIELD RD
BOSTON, MA 02135

CRONIER NANCY E & THOMAS S TRS
CRONIER FAMILY LIVING TRUST
2352 DARTS COVE WY
MOUNT PLEASANT, SC 29466

ROACH CHRISTOPHER R & COSTA
COREY L
5 HULL LN
NANTUCKET, MA 02554

LOVE JOANNE E
36 HOOPER FARM RD
NANTUCKET, MA 02554

ARAUJO JILL H
40 HOOPER FARM RD
NANTUCKET, MA 02554

2024 FEB -9 P1 2:21

Nantucket Planning Board

APPROVAL OF SPECIAL PERMIT
SECONDARY RESIDENTIAL LOT
Planning Board File #PLSP-2024-01-0286

Owner/Applicant:
Martin Stone

38 Hooper Farm Road
Nantucket Tax Assessor's Map 67 Parcel 129
Residential-10 ("R-10") District

Deed Book 25, Page 46
Lot 1, Plan Book 1291, Page 129
Nantucket Registry of Deeds

January 8, 2024

Proposal:
The Nantucket Planning Board held a public hearing on January 8, 2024, to consider the application of Martin Stone (the "Applicant") to create a secondary residential lot for year-round residents. The purpose is to create, make available, and maintain housing that is affordable to those who earn at or below 150% of the Nantucket County median household income; to help households to continue to reside on Nantucket; to generate and preserve affordable housing in the Town of Nantucket in perpetuity, all to maintain Nantucket's diversity and unique sense of community.

The affordable lot, shown as Lot 3 will contain approximately 4,448± square feet of lot area. The market rate lot, shown as Lot 4 will contain approximately 6,000± square feet of lot area. Both lots will be accessed by a common driveway with an entrance on Hooper Farm Road.

Basis of the Findings:
The Planning Board public hearing was held on January 8, 2024, at which time the Planning Board heard testimony from the applicant's representatives. The Planning Board based its decision on the following documents:

- Applications to the Planning Board for a Special Permit received by the Planning Board on December 11, 2023;
- Plan entitled "Plan of Land in Nantucket, Mass.", prepared for Martin Edward Stone, dated November 12, 2023, prepared by Island Surveyors, LLC, attached hereto as "Exhibit A";
- Staff report dated January 5, 2024;

- Representation and testimony received in connection with the public hearing held on January 8, 2024; and
- Other documents on file with the Planning Board.

The Planning Board closed the Public Hearing on January 8, 2024. Minutes from the January 8, 2024, Planning Board meeting are on file with Planning and Land Use Services.

Findings:
The Planning Board, at its January 8, 2024, meeting, found that the proposal advances the intent of the Zoning Bylaw by creating housing for year-round residents.

Decision:
On January 8, 2024, a motion was made and duly seconded to **APPROVE** the Applicant's request for a Special Permit as set forth above. This approval is subject to the following conditions:

1) That proposed Lot 3 shall be subject to an NHNC-Ownership Form, which shall provide, without limitation, that the owner of that lot shall earn at or below 150% of the Nantucket County median household income, or the lot shall be subject to a qualified family member deed restriction. Secondary lots held sold, transferred, or gifted to any qualified family member(s) shall not be subject to the income and asset limits for eligible households. Upon resale, transfer, or gift of the secondary lot to a nonqualified family member, the lot shall be subject to an NHNC-Ownership Form, and all requirements set forth therein, including income and asset limits for eligible households;
2) That Lot 4 may be allowed a Secondary Dwelling (Tertiary Dwelling standards) and that Lot 3 shall be restricted to a single dwelling;
3) That the total ground cover ratio for both lots shall not exceed the amount otherwise allowed for the original lot (25%), or as otherwise specified in 139-8C;
4) That an Approval Not Required (ANR) plan to establish each lot is a necessary step to implement this permit; and

SIGNATURE PAGE TO FOLLOW

Record of Vote:
On January 8, 2024, the Planning Board voted 5-0 to **APPROVE** the request for a Special Permit and **ENDORSE** this decision.

John Trudel III APPROVE

Joseph Topham APPROVE

Abby De Molina APPROVE

Nathaniel Lowell APPROVE

Barry Rector APPROVE

COMMONWEALTH OF MASSACHUSETTS

Nantucket, SS

On the 25 day of JANUARY, 2024, before me, the undersigned notary public,

personally appeared JOHN TRUDEL III, one of the above-named members of the Planning Board of Nantucket, Massachusetts, personally known to me to be the person whose name is signed on the preceding document and acknowledged that he/she signed the foregoing instrument voluntarily for the purposes therein expressed.

William Saad
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 16, 2030

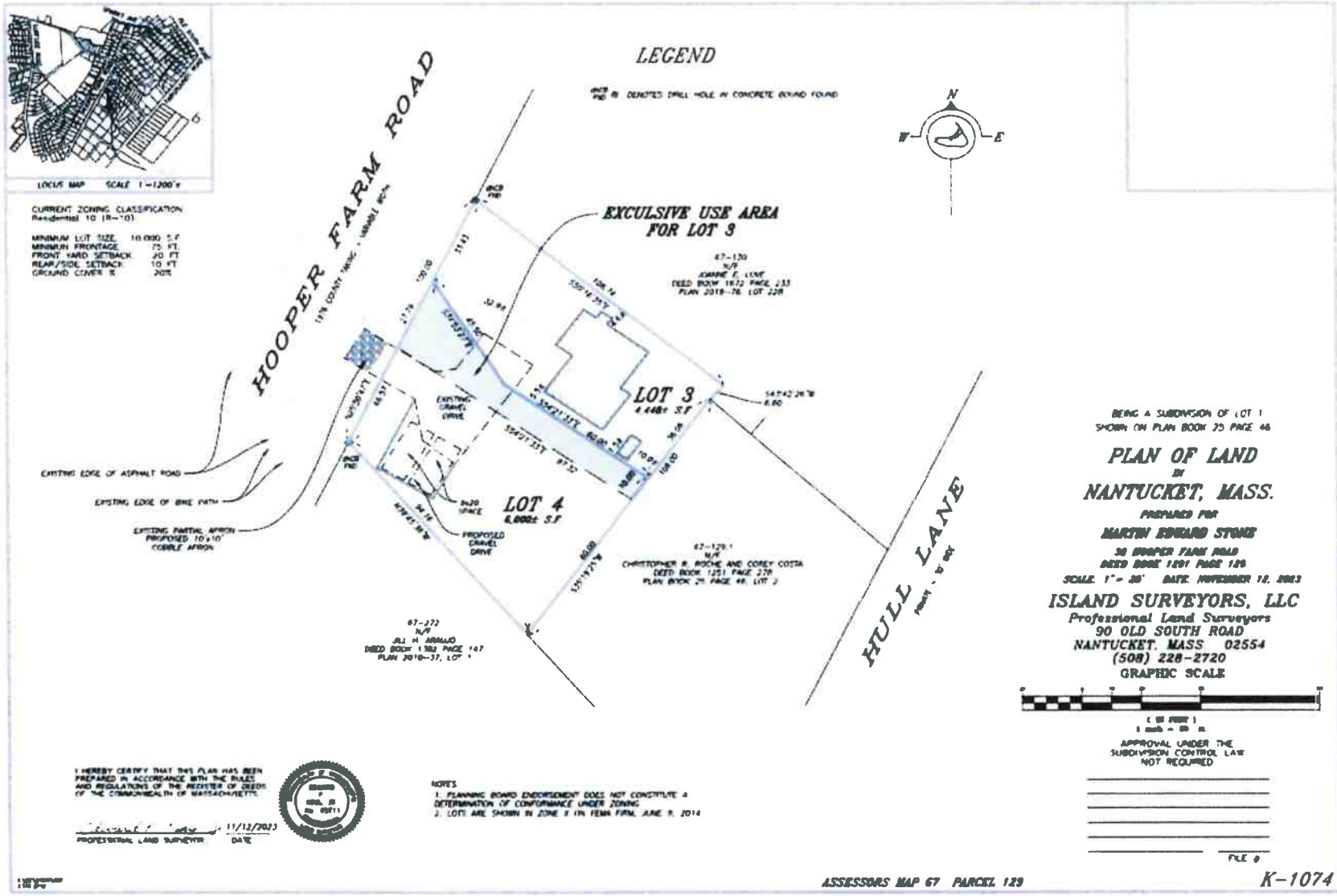
William Saad

Notary Public

August 16, 2030

My Commission Expires

"Exhibit A"



BEING A SUBDIVISION OF LOT 1
SHOWN ON PLAN BOOK 35 PAGE 46

PLAN OF LAND
IN
NANTUCKET, MASS.

PREPARED FOR
MARTIN EDWARD STONE
38 HOOPER FARM ROAD
DEED BOOK 1201 PAGE 128
SCALE 1" = 30' DATE: NOVEMBER 12, 2013

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS 02554
(508) 228-2720

GRAPHIC SCALE

(30 FEET)
1 inch = 30 ft.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED

FILE #

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — 11/12/2013 DATE

NOTES:
1. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.
2. LOTS ARE SHOWN IN ZONE X ON FEMA FIRM, JUNE 9, 2014

ASSESSORS MAP 67 PARCEL 129

K-1074

Property Info:

Map & Parcel:	67/129	Lot Size:	6,000 sq. ft.
District/Zoning:	R10	Allowable Ground Coverage:	1,200 sq. ft.
Minimum Lot Size:	10,000 sq.ft.	Existing Ground Coverage:	0 sq. ft.
Frontage:	75 ft.	Proposed Ground Coverage MH:	1,008 sq. ft.
Ground Cover Ratio:	20%		
Front Setback:	20 ft.	Total Proposed Ground Coverage:	1,008 sq. ft.
Side/Rear Setback:	10 ft.		

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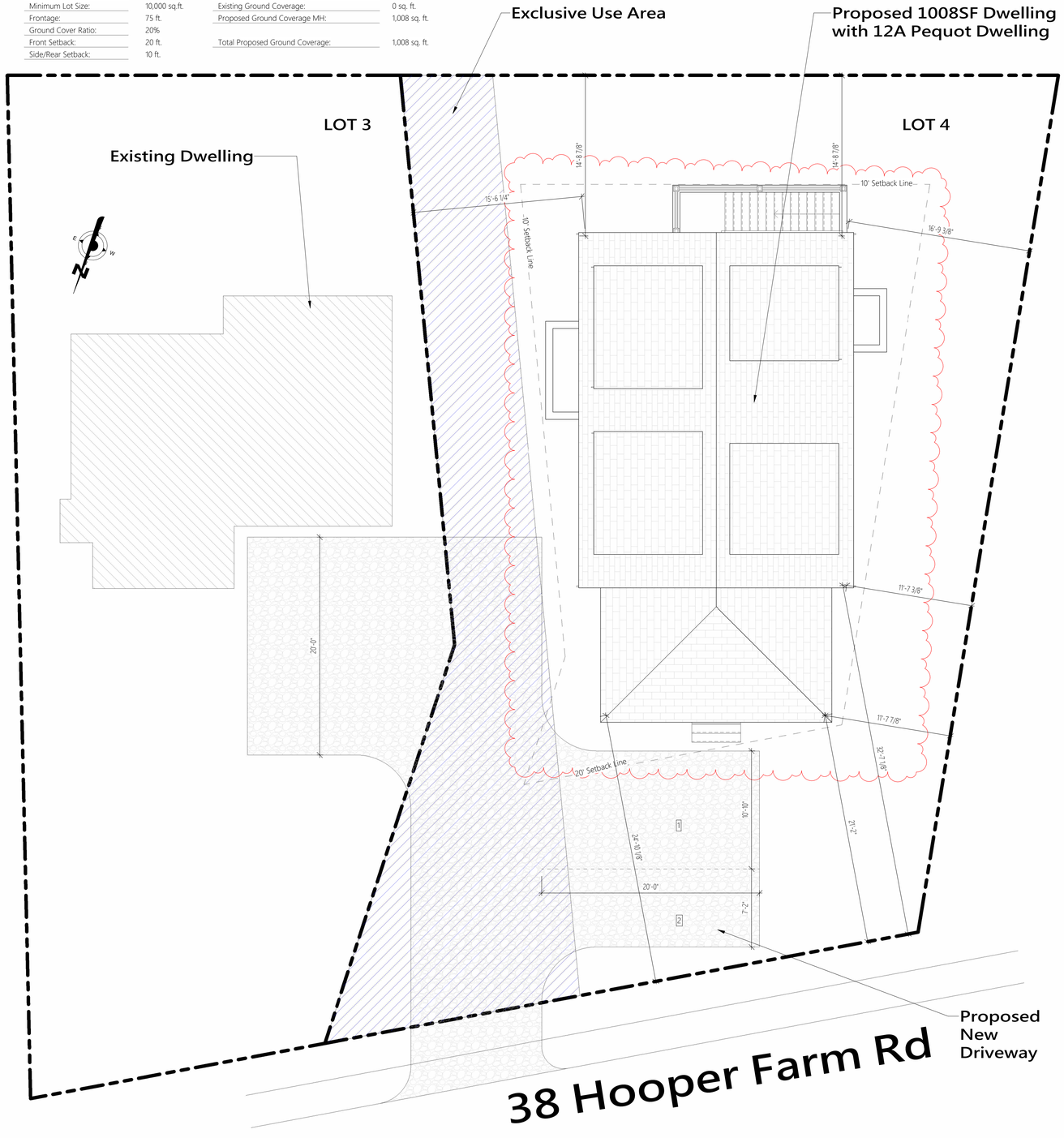


1 Site Plan - Proposed
3/16" = 1'-0"



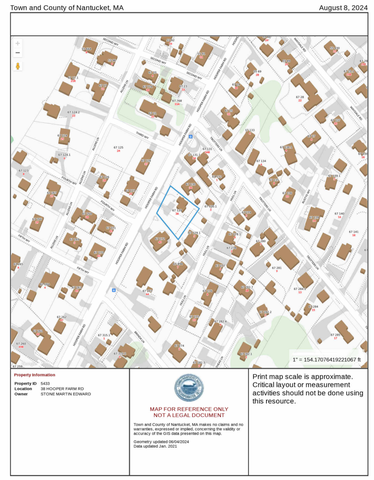
3 Existing Driveway 38 Hooper Farm



4 12A Pequot St - Entry View



5 12A Pequot St - Side View



2 Locus Map
NTS



6 12A Pequot St - Back Yard View



7 12A Pequot St - Existing Side View

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Project

Main House

38 Hooper Farm Rd, Nantucket, MA
02554

Sheet

Site Plan

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08.24.2024

Revisions

C.101

Scale As indicated

8/24/2024 2:59:29 PM

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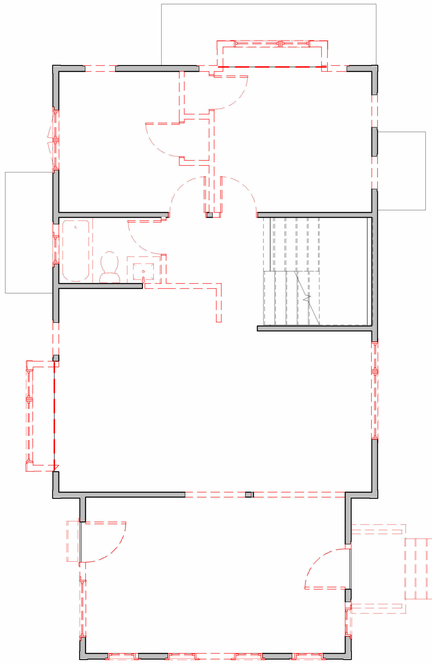

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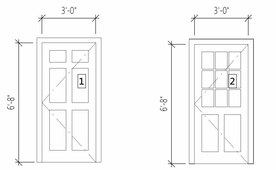
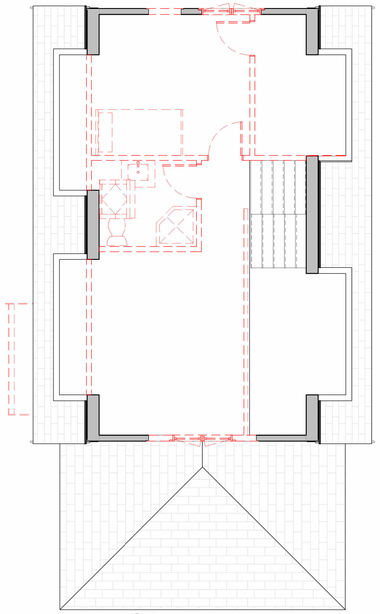
3/16" = 1'-0"



Front Door,
6 Panel
White Sash
Nantucket Gary Trim

Entry Door,
9 Lite/ 2 Panel
White Sash
Nantucket Gary Trim

Door Schedule
1/4" = 1'-0"



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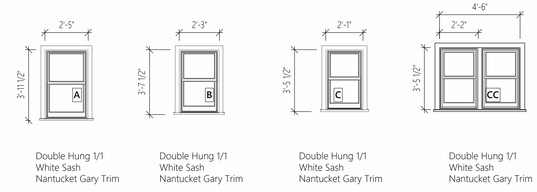
3/16" = 1'-0"



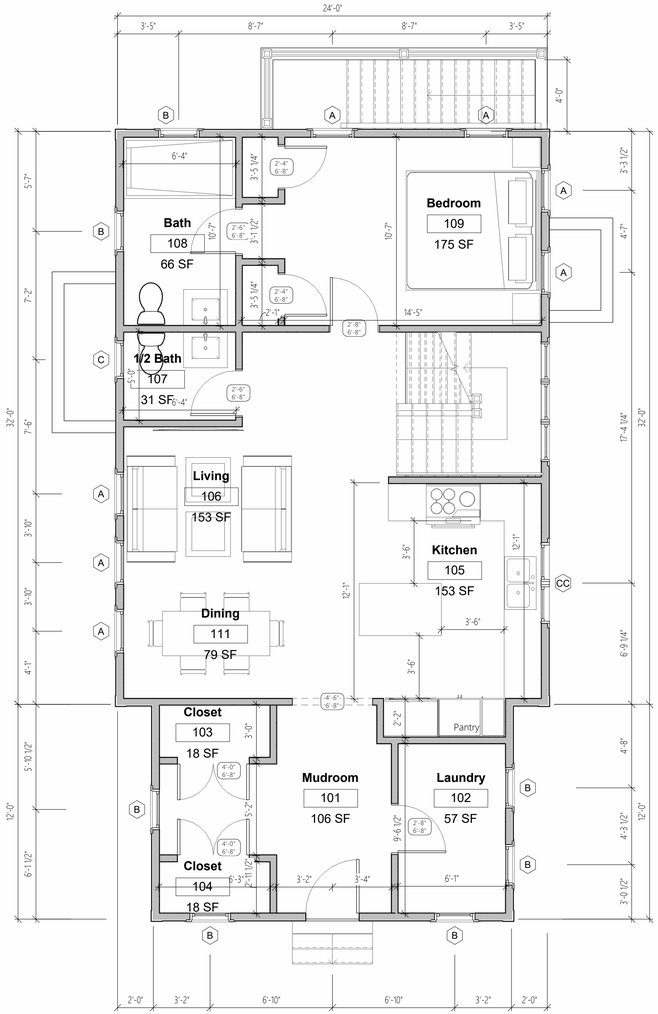
Double Hung 1/1
White Sash
Nantucket Gary Trim

Double Hung 1/1
White Sash
Nantucket Gary Trim

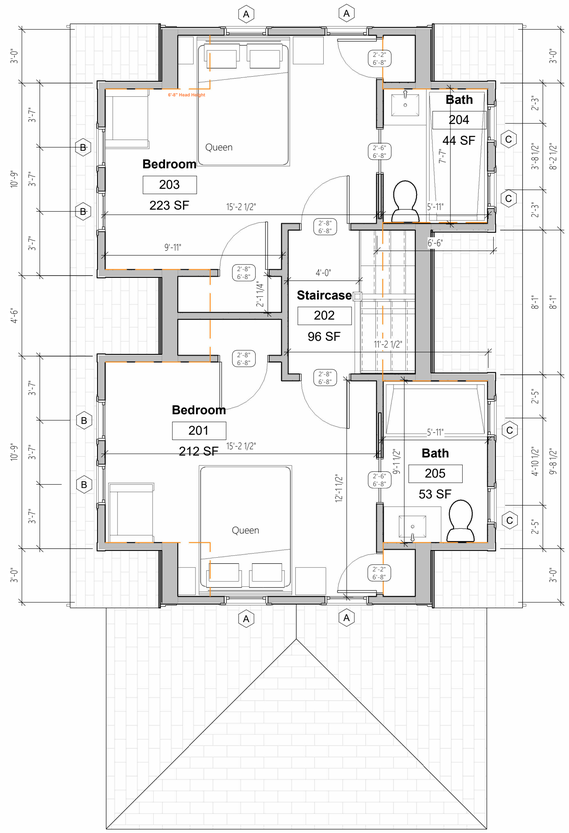
Double Hung 1/1
White Sash
Nantucket Gary Trim

Double Hung 1/1
White Sash
Nantucket Gary Trim

Window Schedule
1/4" = 1'-0"



1 Level 1 - Proposed
1/4" = 1'-0"



3 Level 2 - Proposed
1/4" = 1'-0"

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Project

Main House

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Sheet
1st & 2nd Floor Plans

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08.24.2024

Revisions

A.102

Scale
As indicated

8/24/2024 2:59:34 PM

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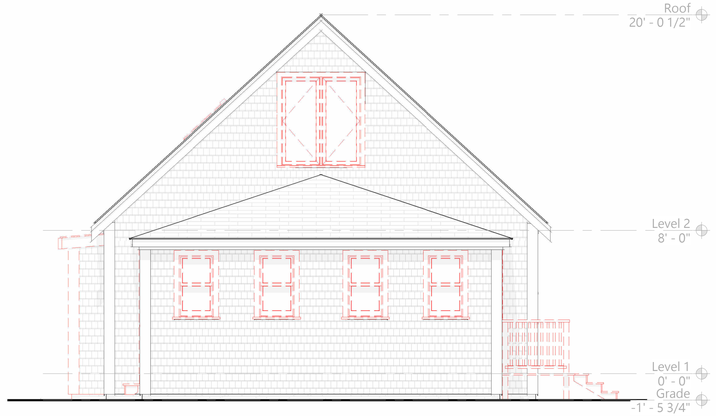

1 North-West Elevation - Existing/Demo
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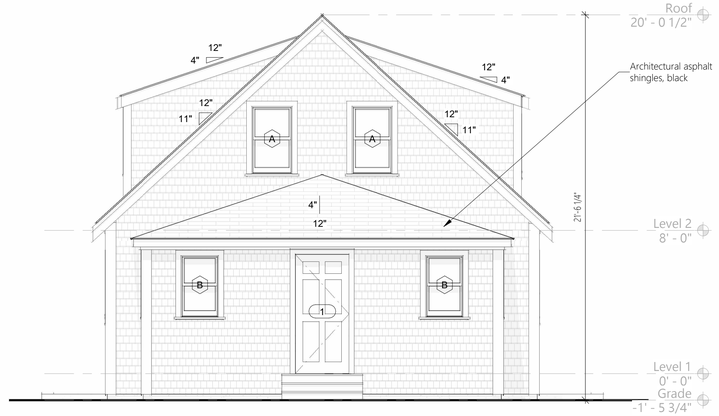

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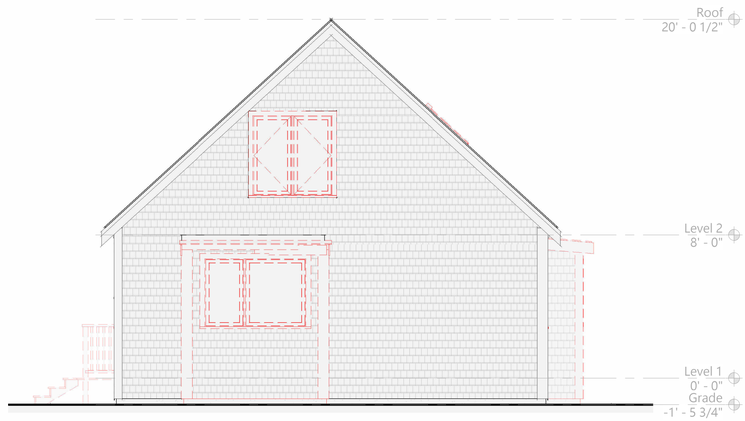

3 South-East Elevation - Existing/Demo
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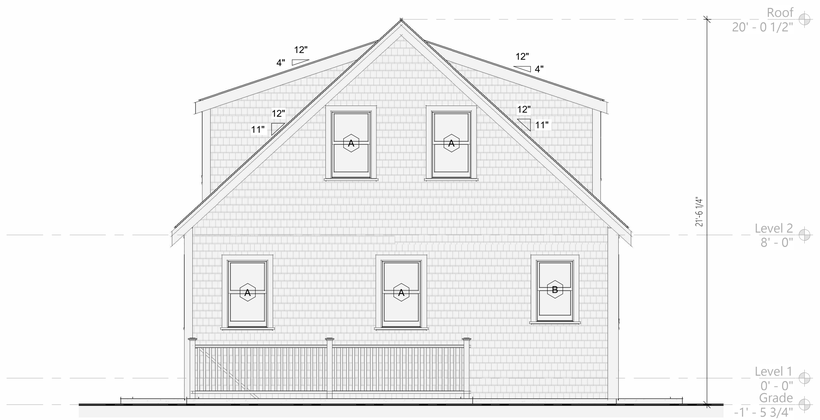

4 South-East Elevation - Proposed
1/4" = 1'-0"

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Sheet
Exterior Elevations

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Revisions

A.201

Scale 1/4" = 1'-0"

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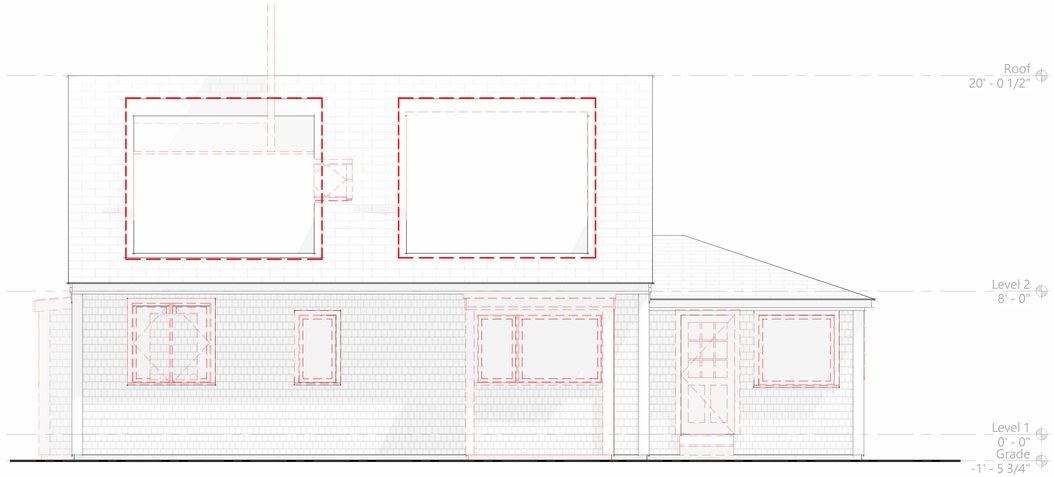

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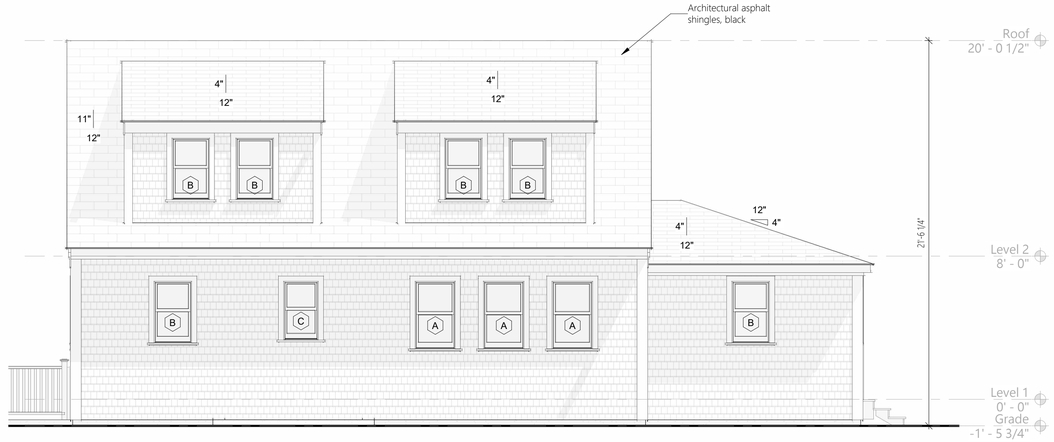

2 North-East Elevation - Proposed
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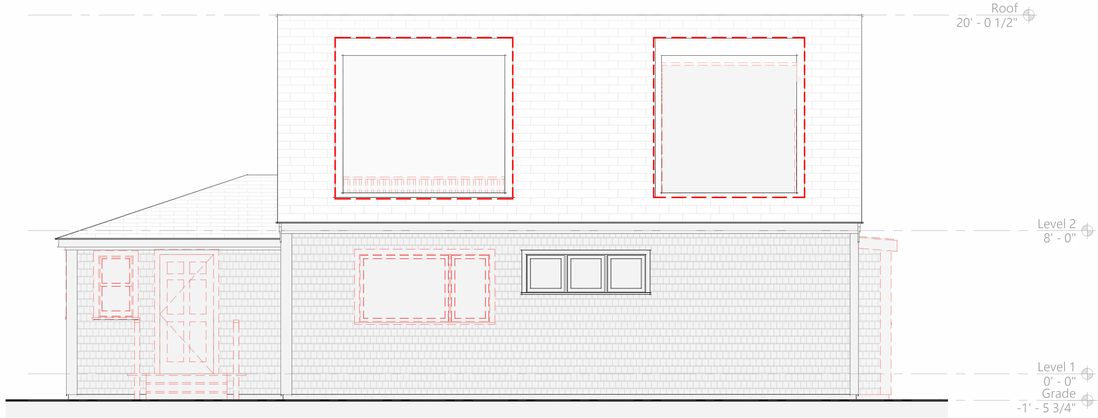
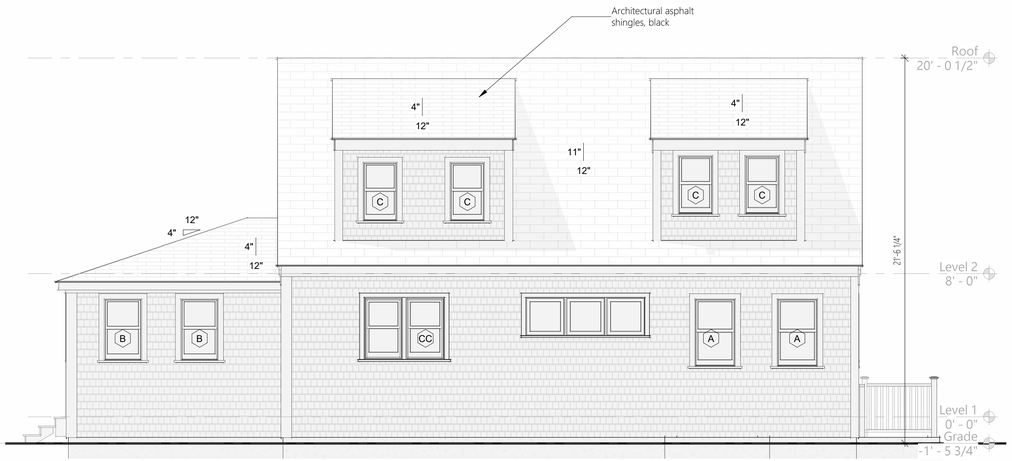


3 South-West Elevation - Existing/Demo
1/4" = 1'-0"



4 South-West Elevation - Proposed
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Revisions

A.202

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1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

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3D Views

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Revisions

A.220

Scale

8/24/2024 2:59:51 PM

Property Info:

Map & Parcel	67/129	Lot Size	6,000 sq. ft.
District/Zoning	R30	Allowable Ground Coverage	1,200 sq. ft.
Minimum Lot Size	10,000 sq. ft.	Existing Ground Coverage	0 sq. ft.
Frontage	75 ft.	Proposed Ground Coverage NH	[illegible] sq. ft.
Ground Cover Ratio	20%		
Front Setback	20 ft.	Total Proposed Ground Coverage	[illegible] sq. ft.
Side/Rear Setback	10 ft.		

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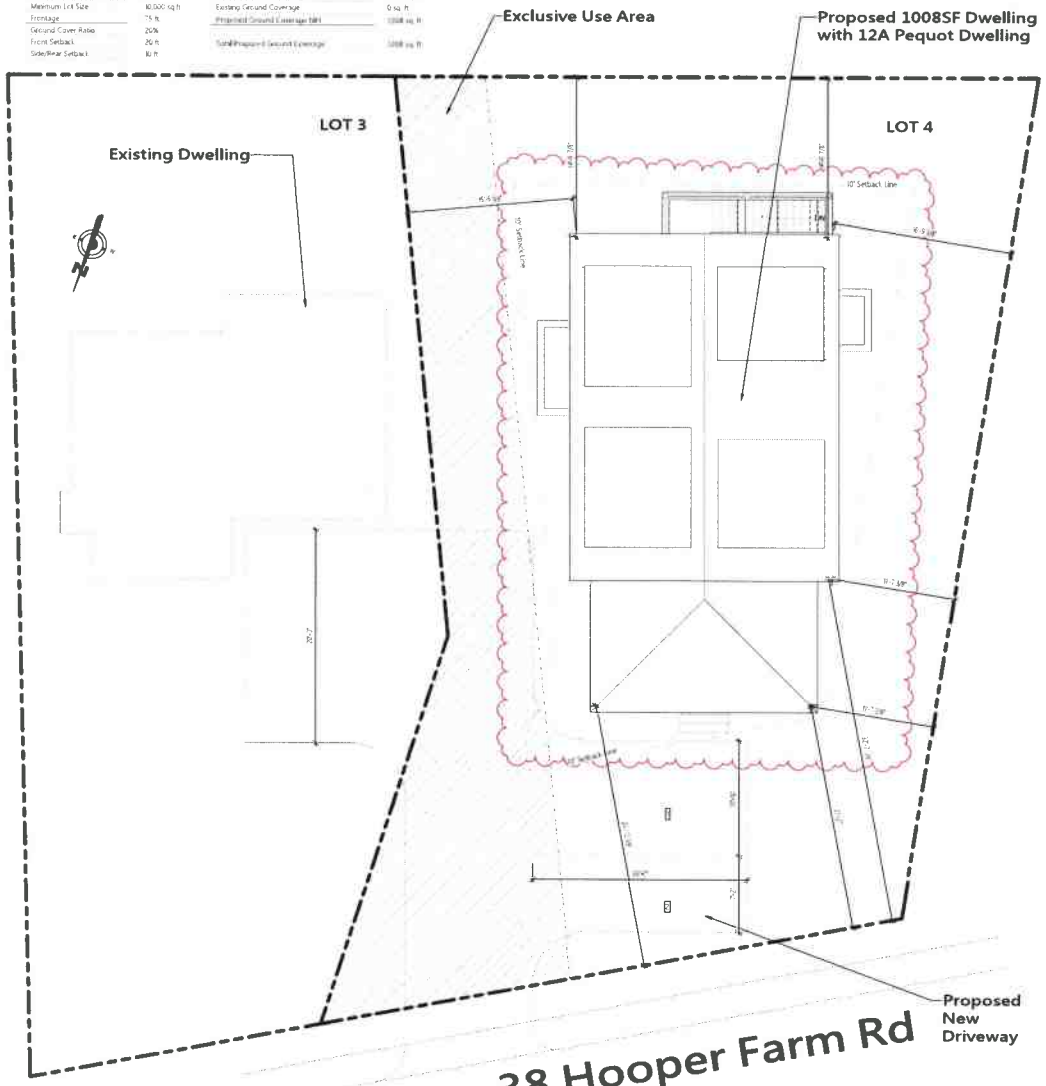

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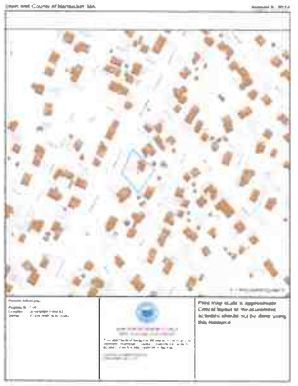
3/16" = 1'-0"



3 Existing Driveway 38 Hooper Farm



2 Locus Map
NTS



4 12A Pequot St - Entry View



6 12A Pequot St - Back Yard View



5 12A Pequot St - Side View



7 12A Pequot St - Existing Side View

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Date

08.26.2024

Revisions

C.101

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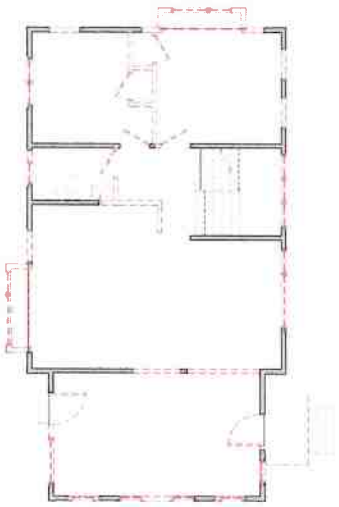
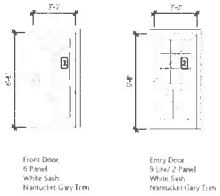
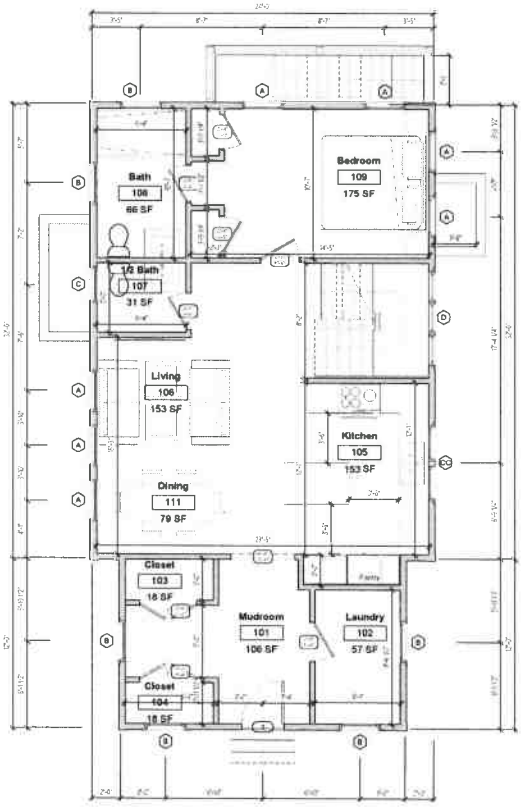


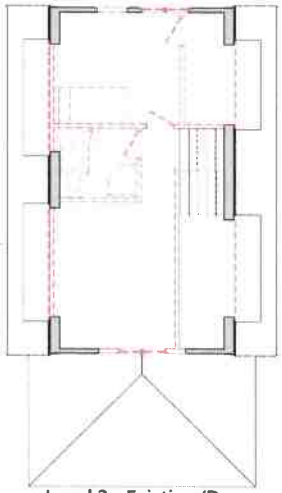
2 Level 1 -Existing/Demo
3/16" = 1'-0"



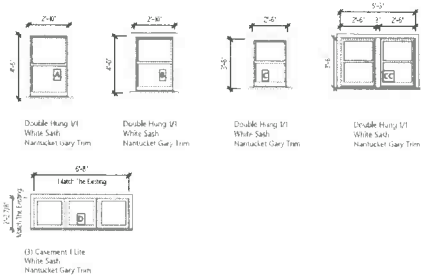
Door Schedule
1/4" = 1'-0"



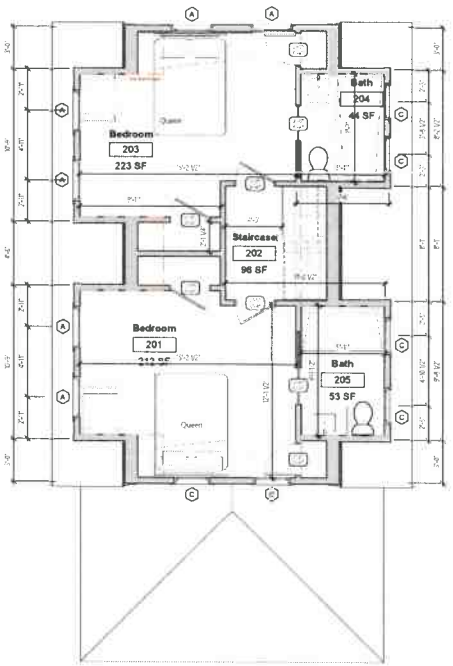
1 Level 1 - Proposed
1/4" = 1'-0"



4 Level 2 - Existing/Demo
3/16" = 1'-0"



Window Schedule
1/4" = 1'-0"



3 Level 2 - Proposed
1/4" = 1'-0"

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Nantucket, MA 02584

tel: (508) 332-9654
email: juraj@theJBStudio.com

Project

Main House

38 Hooper Farm Rd, Nantucket, MA 02554

Sheet
1st & 2nd Floor Plans

SHEET INDEX

C.101 Site Plan
A.102 1st & 2nd Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
A.220 3D Views
Grand total: 5

Date
08.26.2024

Revisions

A.102

Scale As indicated

8/26/2024 11:18:49 AM

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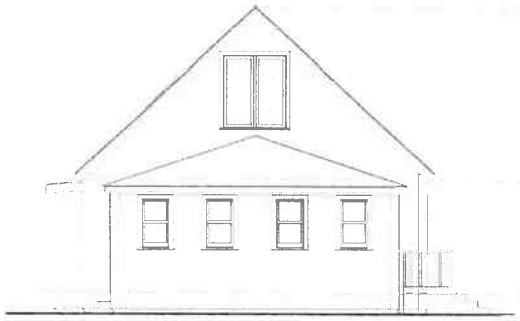
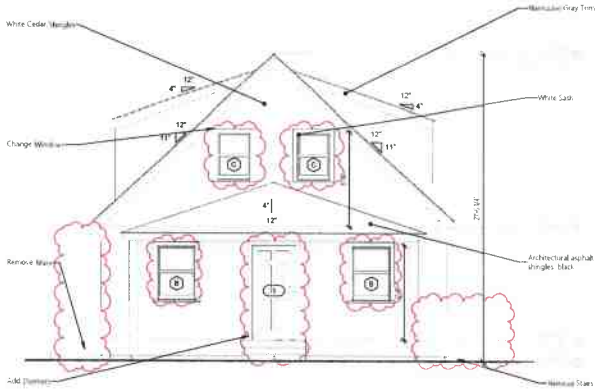
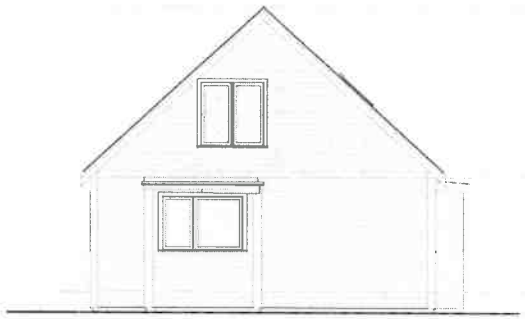


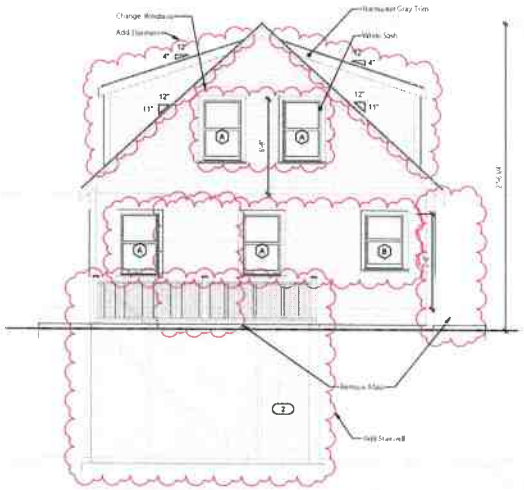
1 North-West Elevation - Existing/Demo
1/4" = 1'-0"



2 North-West Elevation - Proposed
1/4" = 1'-0"



3 South-East Elevation - Existing/Demo
1/4" = 1'-0"



4 South-East Elevation - Proposed
1/4" = 1'-0"

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Project

Main House

38 Hooper Farm Rd, Nantucket, MA 02554

Sheet
Exterior Elevations

SHEET INDEX

C.101 Site Plan
A.102 1st & 2nd Floor Plans
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A.220 3D Views
Grand total: 5

Date
08.26.2024

Revisions

A.201

Scale 1/4" = 1'-0"

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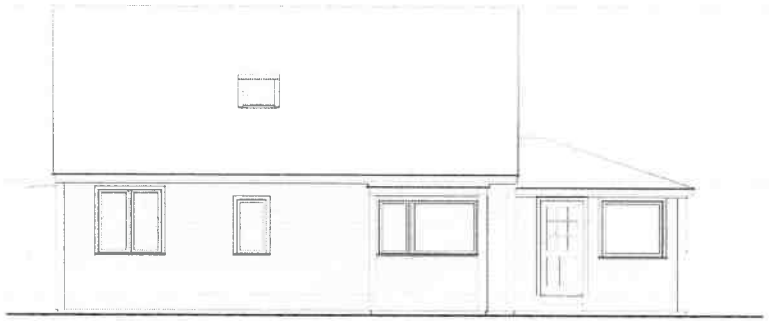
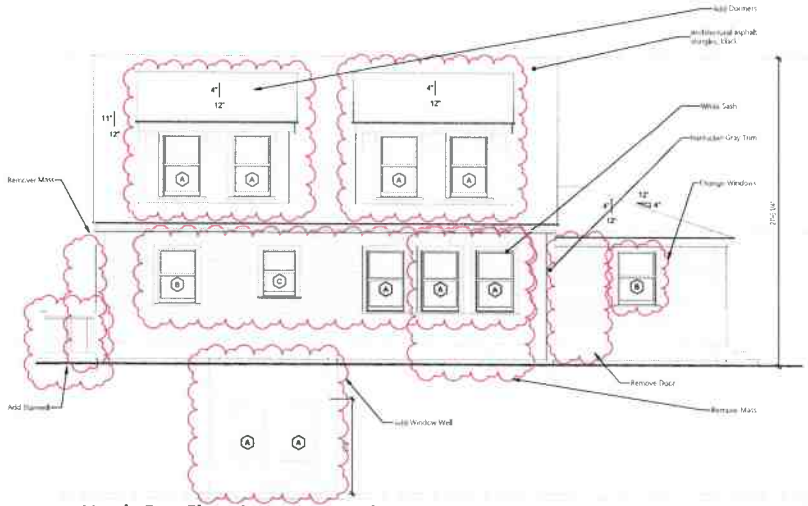
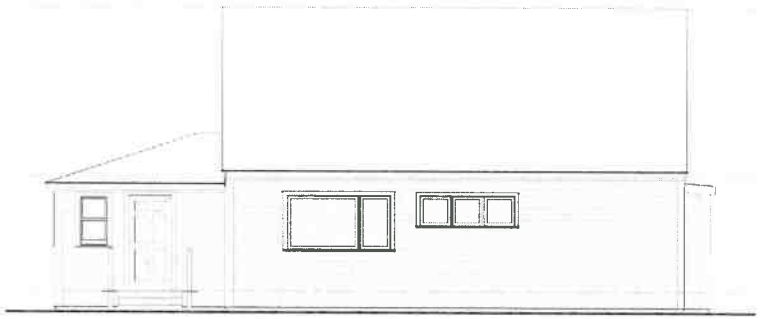


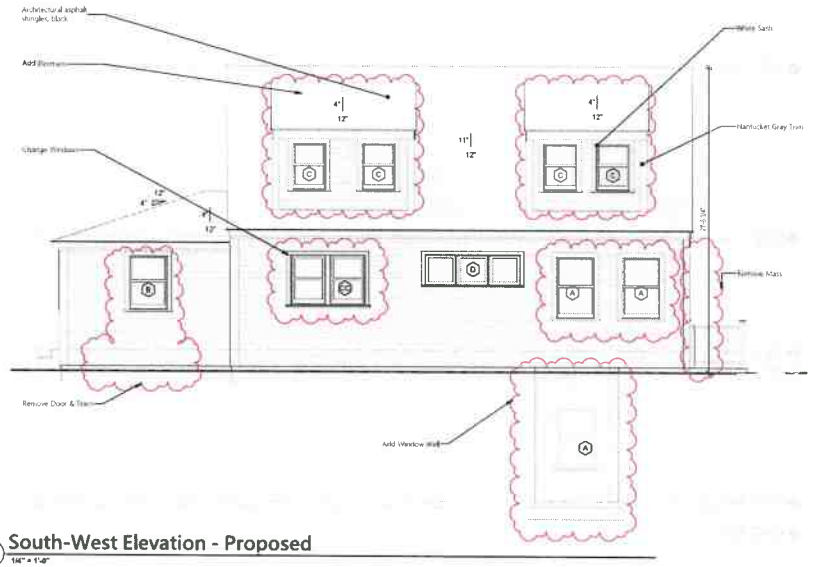
1 North-East Elevation - Existing/Demo
1/4" = 1'-0"



2 North-East Elevation - Proposed
1/4" = 1'-0"



3 South-West Elevation - Existing/Demo
1/4" = 1'-0"



4 South-West Elevation - Proposed
1/4" = 1'-0"

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Project
Main House
38 Hooper Farm Rd, Nantucket, MA
02554

Sheet
Exterior Elevations

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A.102 1st & 2nd Floor Plans
A.201 Exterior Elevations
A.202 Exterior Elevations
A.220 3D Views
Grand total: 5

Date
08.26.2024

Revisions

A.202

Scale 1/4" = 1'-0"

8/26/2024 11:16:59 AM

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1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

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Project

Main House

38 Hooper Farm Rd, Nantucket, MA 02554

Sheet

3D Views

SHEET INDEX

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Grand total: 5

Date

08.26.2024

Revisions

A.220

Scale

8/26/2024 11:19:08 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 81 PARCEL N°. 6.4

Street & Number of Proposed Work: MIACOMET - POOL CABANA

Owner of record: HARRIET KRUPP IRREVOCABLE EST TRUST 2012

Mailing Address: 108 EDMUNDS ROAD, WELLESLEY MA 02481

Contact Phone #: 617-470-4860 E-mail: PAULDK44@MSN.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other POOL CABANA

Size of Structure or Addition: Length: 26' Sq. Footage 1st floor: 377 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 14-6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0.00 South 0.00 East 0.00 West 0.00

Height of ridge above final finish grade: North 16'-10" +/- South 16'-10" +/- East 16'-10" +/- West 16'-10" +/-

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" MAX ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 4 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 7½" Rake 10" Soffit (Overhang) 5" Corner boards 5½" Frieze _____

Window Casing 3½" Door Frame 4½" Columns/Posts: Round ✓ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash WHITE Doors WHITE

Deck _____ Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/24/24 Signature of owner of record Harriet Krupp Signed under penalties of perjury

134 MIACOMET ROAD

NANTUCKET, MASSACHUSETTS

POOL CABANA DESIGN SET

AUGUST 23, 2024

PAULI & URIBE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN
617-227-0954 | pauli-uribe.com | 121 Mount Vernon St, Boston, MA 02108

Schedule of Drawings

Sht. No.	Title
A-1	TITLE SHEET, LOCUS PLAN AND EXISTING PHOTOGRAPH
A-2	PROPOSED SITE PLAN W/ NEW POOL CABANA
A-3	PROPOSED POOL CABANA FLOOR PLAN & ELEVATIONS

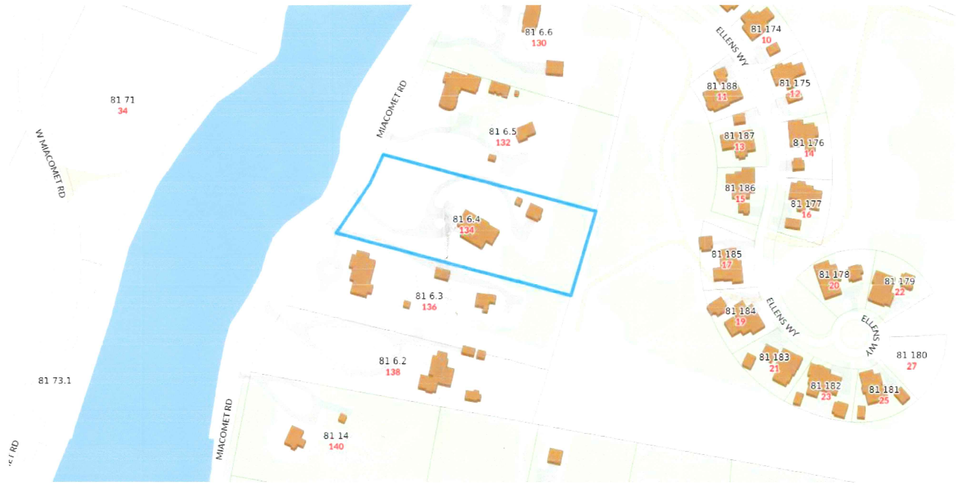
SCOPE OF WORK:

NEW POOL CABANA

GENERAL REQUIREMENTS:

1. ALL DIMENSIONS ARE TO WALL FINISH UNLESS INDICATED OTHERWISE.
2. ALL INTERIOR WALL FRAMING SHALL BE 2x4 WOOD CONSTRUCTION UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE 2015 AND 780 CMR MASSACHUSETTS STATE BUILDING CODE MASSACHUSETTS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2015 (ONE AND TWO FAMILY DWELLINGS) AND ALL LOCAL CODES, REGULATIONS AND BY-LAWS.
4. ALL WORK SHALL COMPLY WITH 780 CMR APPENDIX AA STRETCH ENERGY CODE SECTION AA104 EXISTING BUILDINGS. ALL NEW HVAC DUCTING MUST BE SEALED.
5. ALL WORKMANSHIP AND BUILDING MATERIALS SHALL MEET OR EXCEED RECOGNIZED INDUSTRY STANDARDS FOR EACH APPLICABLE TRADE.

LOCUS PLAN:



PHOTOGRAPH VIA MIACOMET ROAD:



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ARCHITECTURE & INTERIOR DESIGN
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134 MIACOMET ROAD
NANTUCKET, MA 02554

SHEET TITLE: TITLE SHEET, LOCUS PLAN & EXISTING PHOTOGRAPH	SHEET NO. A-1
DATE: AUGUST 23, 2024	
SCALE: AS NOTED	
DRAWN: JGUR & RJP	
CHECKED: JGUR & MZP	



1 SITE PLAN W/ NEW POOL CABANA
SCALE: 1/32" = 1'-0"

LOT SIZE
80,268 S.F.

ALLOWABLE GROUND COVERAGE
3,210 S.F.

EXISTING GROUND COVERAGE
GARAGE: 624 S.F.
SHED: 127 S.F.
HOUSE: 1,800 S.F.
EXISTING TOTAL: 2,551 S.F.

ADDED GROUND COVERAGE
CABANA: 377 S.F.
NEW TOTAL: 2,928 S.F.

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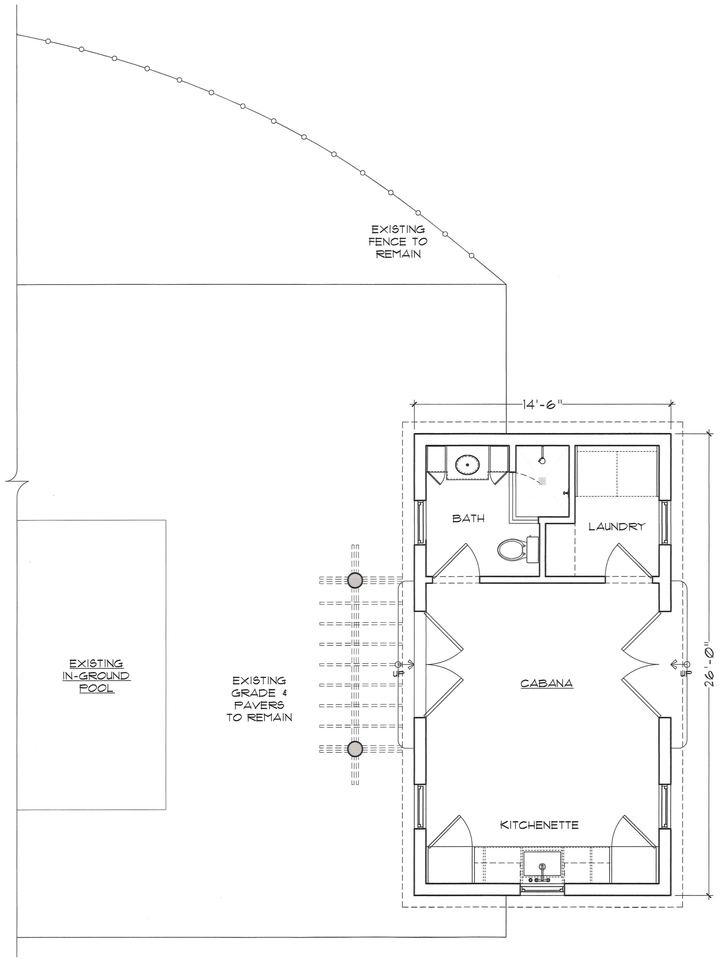
134 MIACOMET ROAD
NANTUCKET, MA 02554

N

SHEET TITLE: PROPOSED SITE PLAN W/ NEW POOL CABANA
DATE: AUGUST 23, 2024
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZP

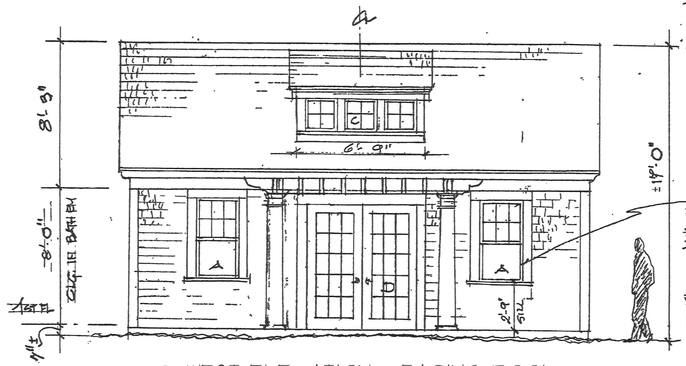
SHEET NO. A-2



K POOL CABANA - FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOORS & WINDOWS

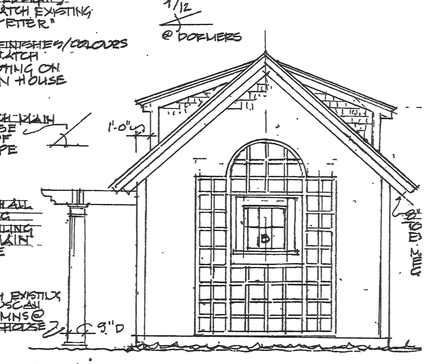
	SASH SIZE	LTS
A	2'-3 7/8" x 4'-5 5/8"	6/1
B	2'-3 7/8" x 2'-3"	6
C	1'-10" x 1'-10"	4
D	(2) 3'0" x 7'-10"	WD FRENCH DOORS



1 WEST ELEVATION - FACING POOL
SCALE: 1/4" = 1'-0"

NOTES

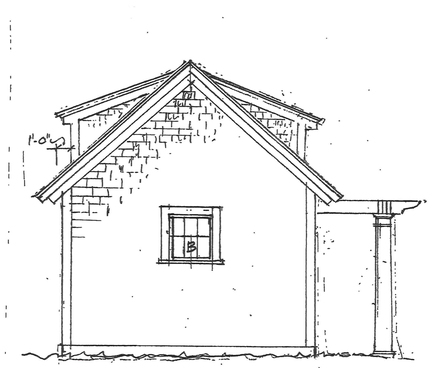
- ALL WINDOWS ARE WOOD TRUE DIVIDED LIGHTS TO MATCH EXISTING BY "VETTER"
- ALL FINISHES/COLOURS TO MATCH EXISTING ON MAIN HOUSE
- MATCH MAIN HOUSE ROOF SLOPE
- MATCH ALL EXISTING DETAILING ON MAIN HOUSE
- MATCH EXISTING WD TUSCAN COLUMNS ON MAIN HOUSE



2 SOUTH - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST - REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTURE & INTERIOR DESIGN
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NANTUCKET, MA 02554

N

SHEET TITLE: PROPOSED POOL CABANA FLOOR PLAN & ELEVATIONS
DATE: AUGUST 23, 2024
SCALE: AS NOTED
DRAWN: JGUR & RJP
CHECKED: JGUR & MZP

SHEET NO. A-3

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 58.1

Street & Number of Proposed Work: 6B Arrowhead Dr.

Owner of record: Dex Dog LLC

Mailing Address: 6A Arrowhead Dr.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 3254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 16'-0" Sq. Footage 1st floor: 300 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 20'-4" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) red cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other TME

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other TME

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front Wood Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS ALL TO MATCH EXISTING

Sidewall Natural Clapboard (if applicable) N/A Roof Natural

Trim White Sash White Doors Cobblestone

Deck N/A Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Joshua Bancroft
_____

Signature Date

emeritus
8 Williams Lane, Nantucket, MA 02554
P. 508.325.4995
F. 508.325.8960
emeritusdevelopment.com

Authorization Letter

6B Arrowhead Drive, Nantucket, MA 02554 — Addition & Alteration

August 3, 2021

Project Name: Addition & Alteration

Project Address: 6B Arrowhead Drive, Nantucket, MA 02554

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regard to Certificate of Appropriateness documentation necessary for the property at 6B Arrowhead Drive, per our collaboration.

Thank you for your understanding.

Signature: _____

Print Name: Scott T OConnell

Date: Aug 3, 2021

Addition & Alteration

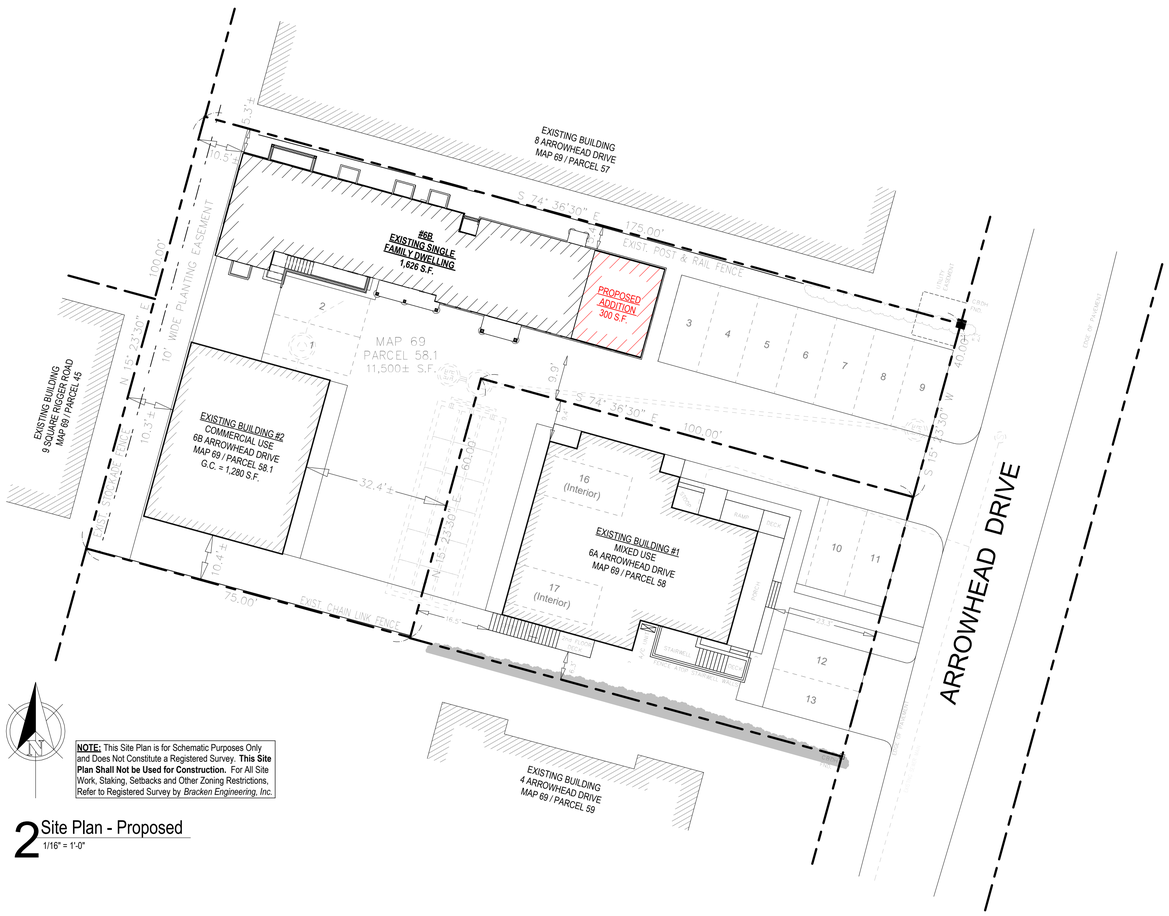
6B Arrowhead Drive
Nantucket, MA 02554

08.26.24

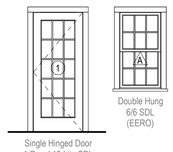
H.D.C. Submission



1 Locus Map
Not to Scale



2 Site Plan - Proposed
1/16" = 1'-0"



3 Exterior Door & Window Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL
1	1	2'-9"	6'-8"	Andersen	"A-Series" FWHID2968

WINDOW SCHEDULE					
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL
A	6	2'-6"	4'-4"	Andersen	"A-Series" ADH2644

1409

Addition & Alteration

6B Arrowhead Drive
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

DWD ENGINEERING, INC.
5 MICHAEL ROAD EAST BRIDGEWATER, MA 02333
(508) 378-9602
domdean@aol.com

Site Information

Map & Parcel:	69/58.1
Current Zoning:	RC-2
Minimum Frontage:	40'
Front Setback:	10'
Side/Rear Setback:	5'
Lot Size:	11,500 s.f.
Min. Lot Size:	5,000 s.f.
Allowable G.C.:	50.0% | 5,750 s.f.
Existing G.C.:	22.9% | 2,638 s.f.
Proposed G.C.:	02.3% | 268 s.f.
Total Proposed G.C.:	25.3% | 2,906 s.f.

Sheet Index - Architectural & Structural

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A.0.1 Cover Sheet
A.1.0 Basement Plan
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A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective A
A.2.4 Perspective B
A.2.5 Photo
S.1.1 Structural Plans
S.1.2 Structural Plans
S.2.1 Building Sections
S.2.2 Building Sections

Revisions

Cover Sheet

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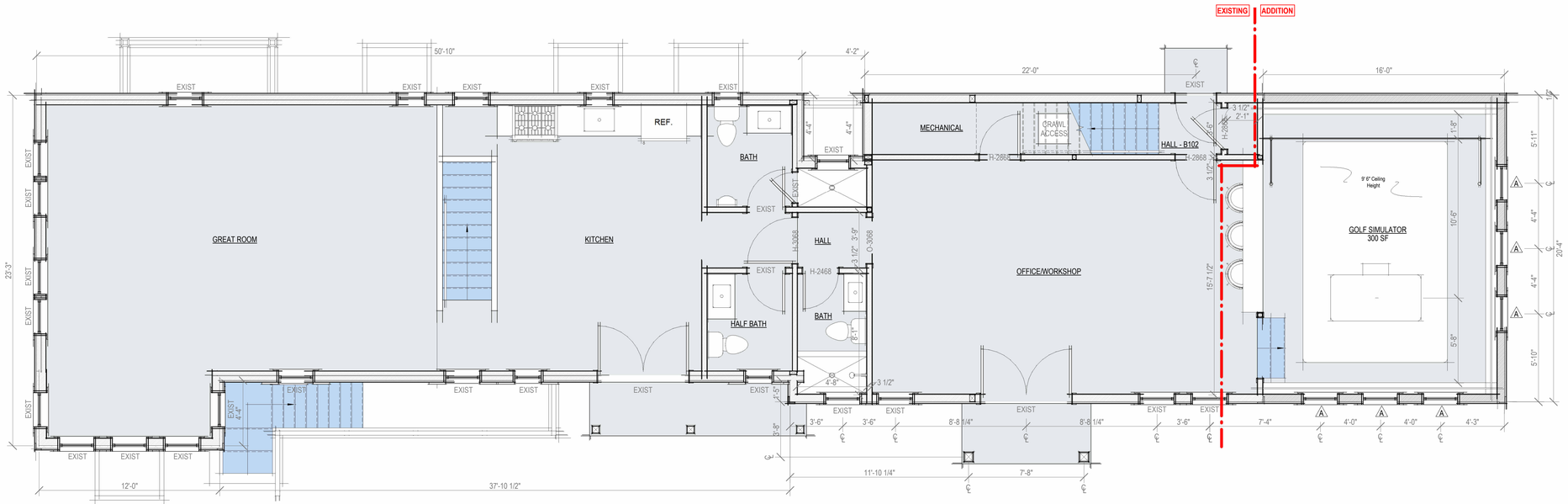
A.0.1

1409

08.26.24

H.D.C. Submission



1 First Floor Plan - Proposed
1/4" = 1'-0"

1409

Addition & Alteration

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Revisions

First Floor Plan

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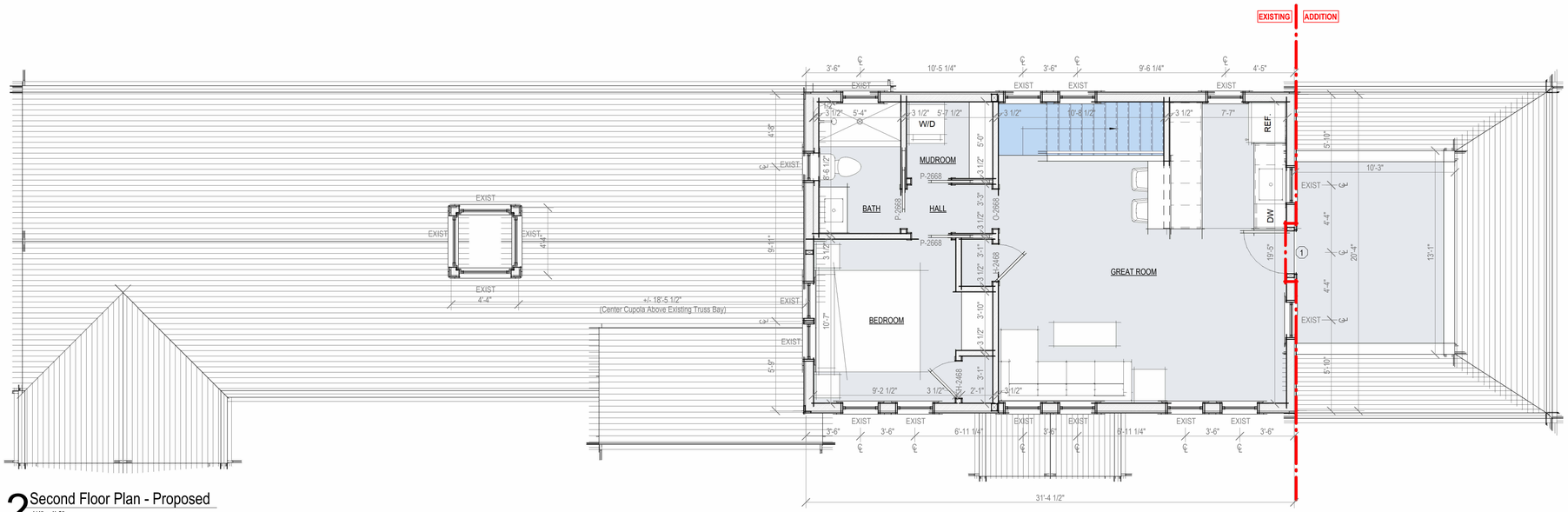
A.1.1
1409

08.26.24

H.D.C. Submission



2 Second Floor Plan - Proposed
1/4" = 1'-0"

1409

Addition & Alteration

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Revisions

Second Floor Plan

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A.1.2

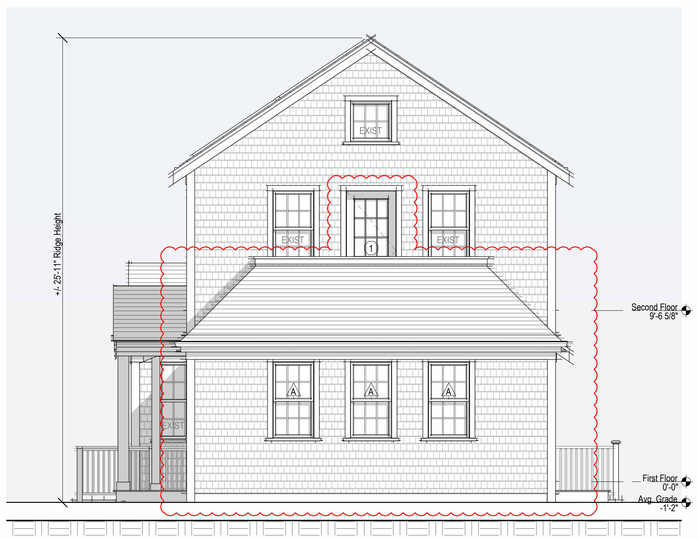
1409

08.26.24

H.D.C. Submission



1 South Elevation - Proposed
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

1409

Addition & Alteration

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Revisions

Exterior Elevations

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A.2.1
1409

08.26.24

H.D.C. Submission



3 North Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"

1409

Addition & Alteration

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S.2.1	Building Sections
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Revisions

Exterior Elevations

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A.2.2

1409

08.26.24

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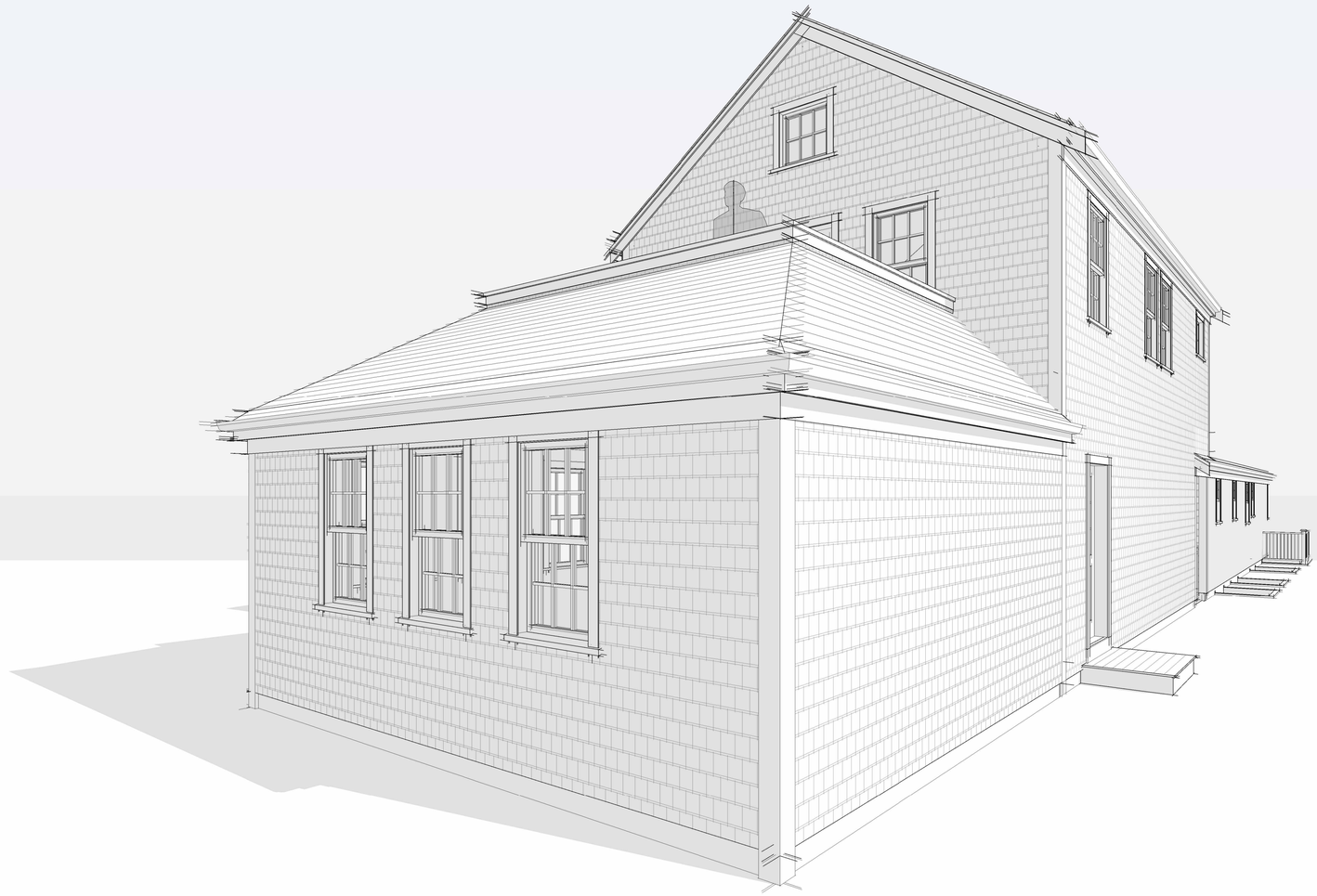

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Sheet Index - Architectural & Structural

Revisions

Perspective A

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A.2.3

1409

08.26.24

H.D.C. Submission



1409

Addition & Alteration

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Sheet Index - Architectural & Structural

Revisions

Perspective B

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A.2.4

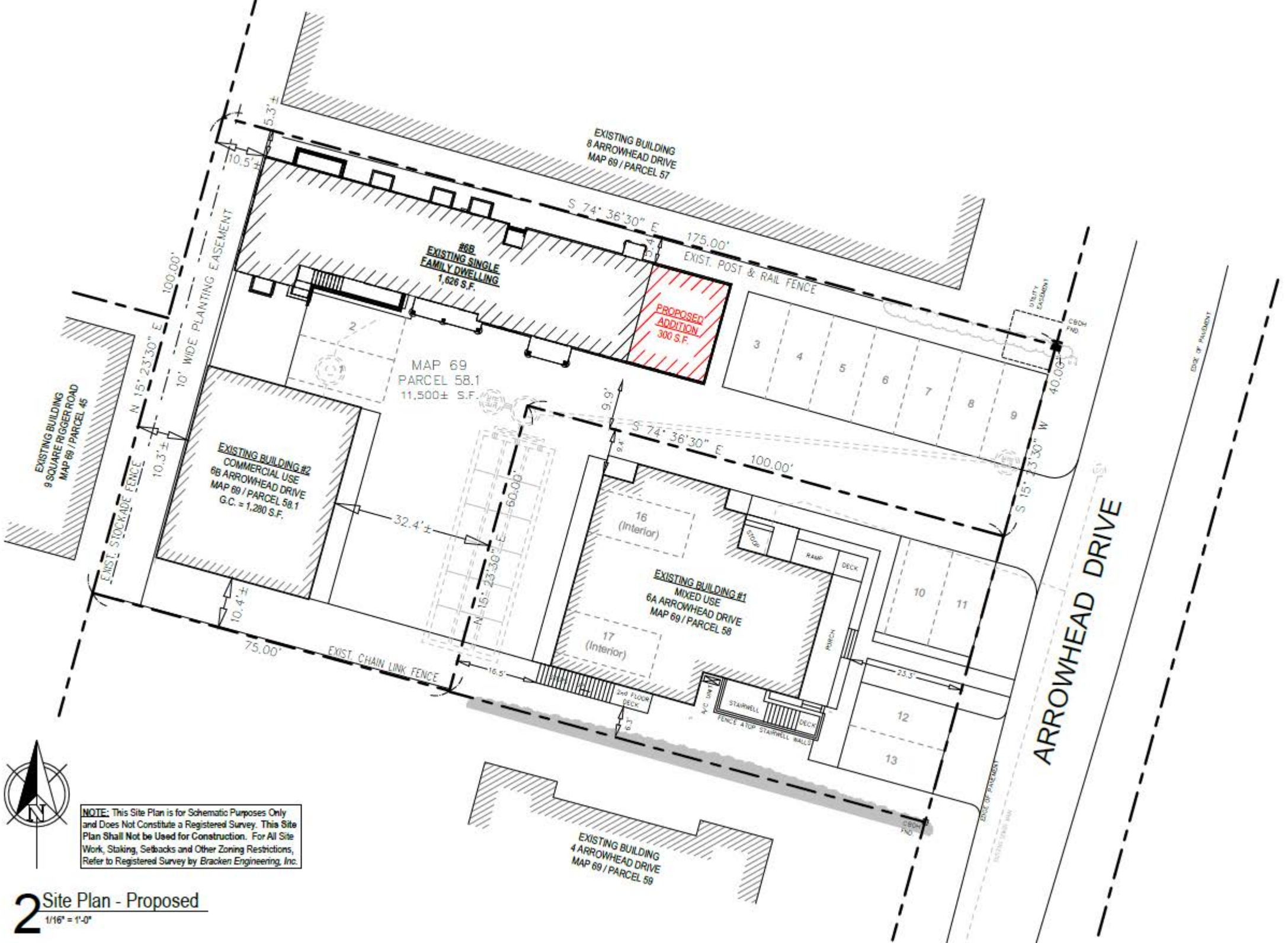
1409

6B ARROWHEAD DRIVE
MAP 96/ PARCEL 58.1
-Existing Photo From East



1 Locus Map

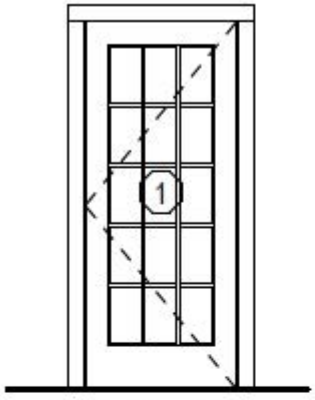
Not to Scale



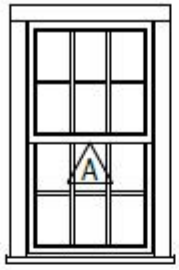
NOTE: This Site Plan is for Schematic Purposes Only and Does Not Constitute a Registered Survey. This Site Plan Shall Not be Used for Construction. For All Site Work, Staking, Setbacks and Other Zoning Restrictions, Refer to Registered Survey by *Bracken Engineering, Inc.*

2 Site Plan - Proposed

1/16" = 1'-0"



Single Hinged Door
1-Panel 15-Lite SDL



Double Hung
6/6 SDL
(EERO)

3 Exterior Door & Window Legend

1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE					
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL
1	1	2'-9"	6'-8"	Andersen	"A-Series" FWHID2968

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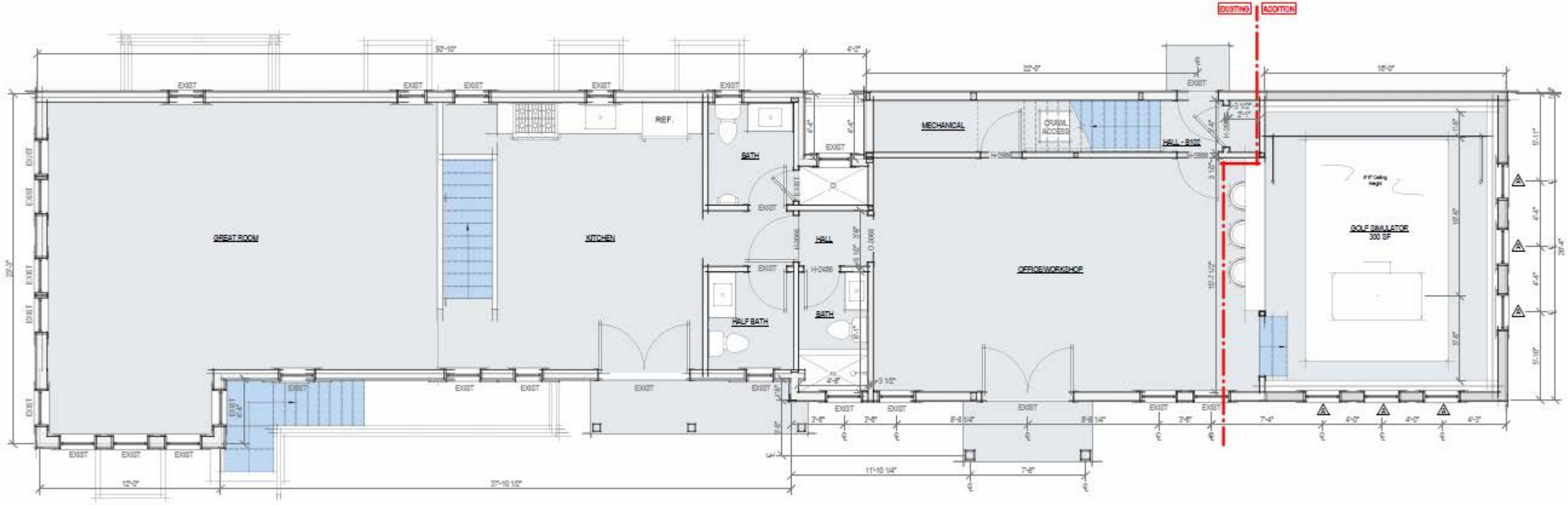
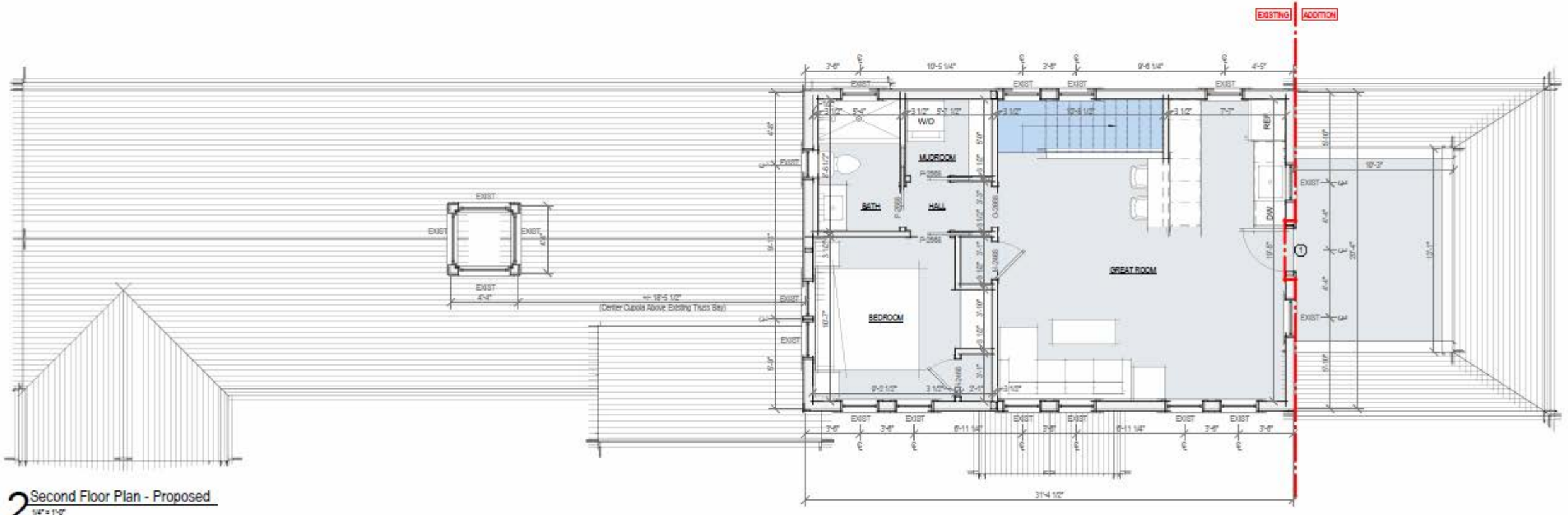


1 First Floor Plan - Proposed

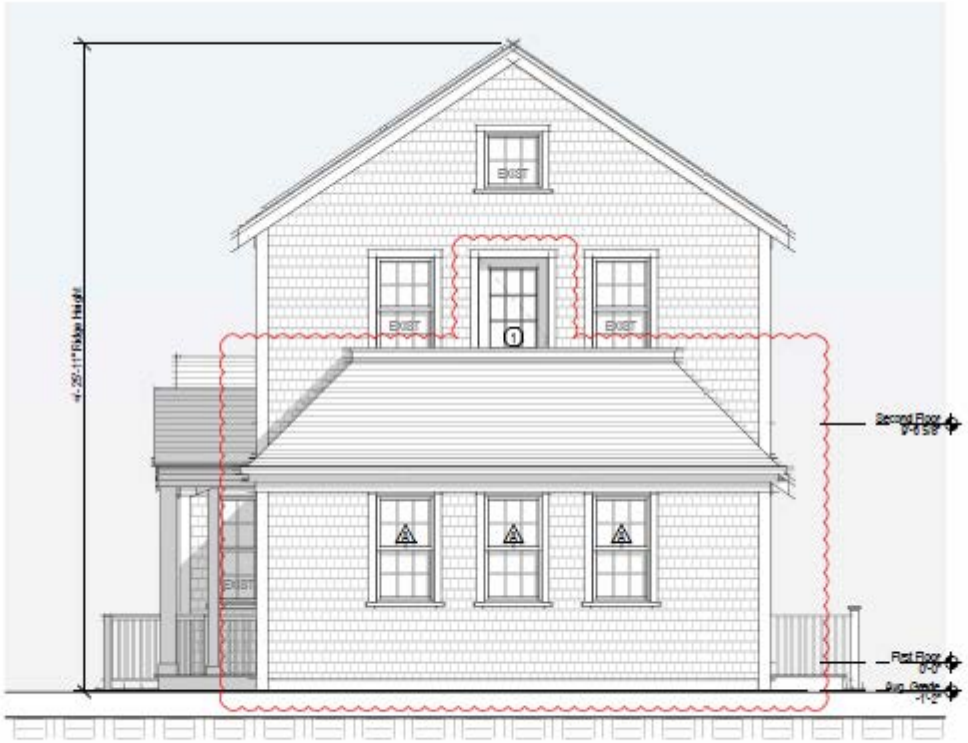
1/4" = 1'-0"



2 Second Floor Plan - Proposed
1/4" = 1'-0"



1 South Elevation - Proposed
1/4" = 1'-0"



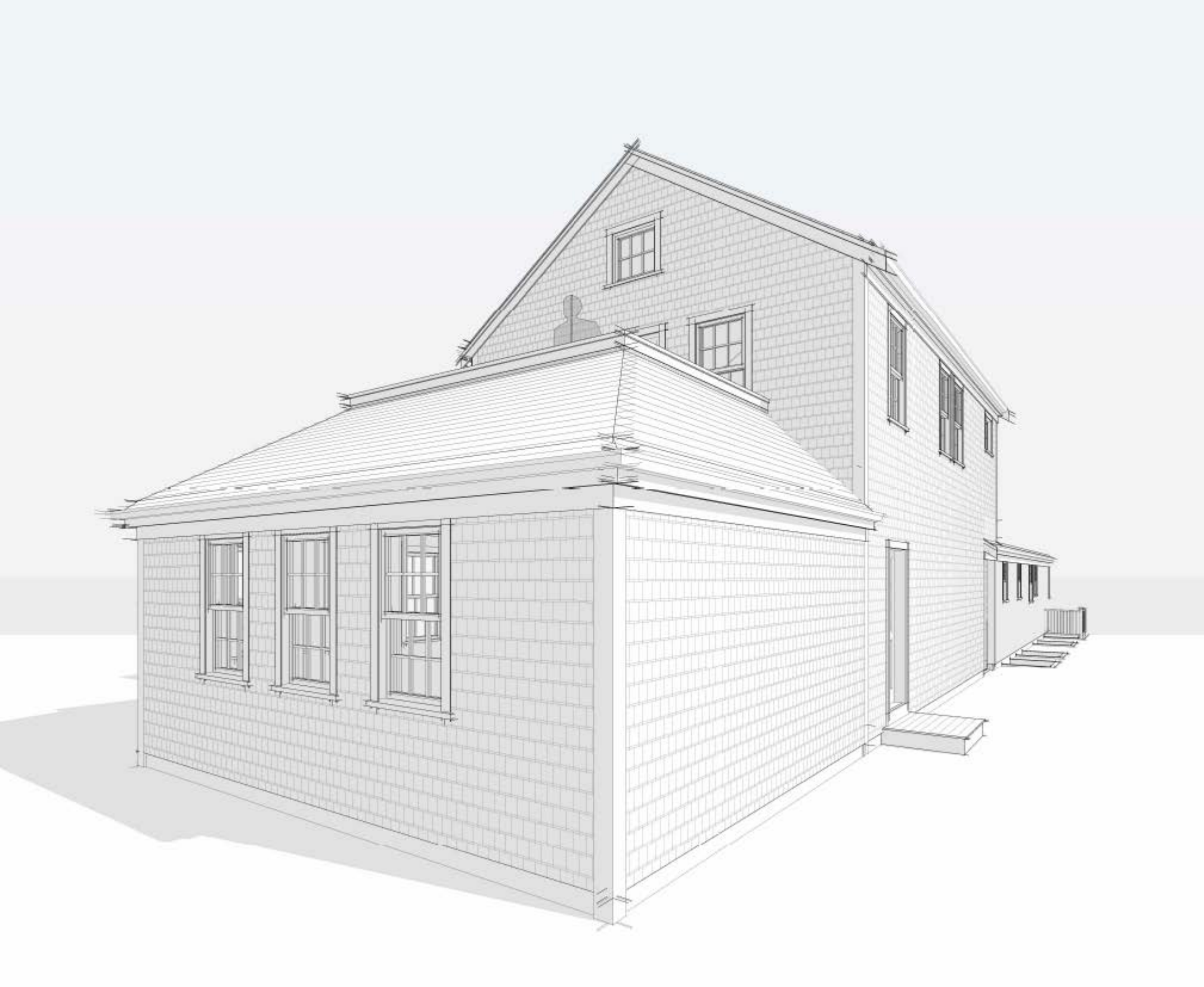
2 East Elevation - Proposed
1/4" = 1'-0"



3 North Elevation - Proposed
1/4" = 1'-0"



4 West Elevation - Proposed
1/4" = 1'-0"





Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

LF2 - NEW GARAGE W/ STUDIO

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee:** See back of application for fee schedule or call the office.

X 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

X 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

X 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

N/A 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

WAPD 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

LF2 - NEW GARAGE W/ STUDIO

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 200.1

Street & Number of Proposed Work: 47 CROOKED LN

Owner of record: CAPRYS ISLAND HOLDINGS LLC

Mailing Address: 15 CENTRAL PARK W, UNIT 10K

NEW YORK, NY 10023

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ANDREW KOTCHEN (WORKSHOP/APD)

Mailing Address: PO BOX 521

NANTUCKET, MA 02554

Contact Phone #: 212-273-9712 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 42'-9" Sq. Footage 1st floor: 900 Decks/Patio: Size: 21'-8" ☐ 1st floor ☐ 2nd floor

FILING FEE: $300 Width: 23'-9" Sq. footage 2nd floor: 600 Size: 8'-0" ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0' South 0' East 0' West 0'

Height of ridge above final finish grade: North 27' - 0" South 27' - 0" East 27' - 0" West 27' - 0"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass N/A /12 Dormer N/A /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X6 Rake 1X6 Soffit (Overhang) _____ Corner boards N/A Frieze _____
Window Casing 1X3 Door Frame 1X3 Columns/Posts: Round _____ Square X

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type OVERHEAD Material WOOD

Hardscape materials: Driveways _____ Walkways GRANITE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) _____ Roof NATURAL
Trim GREY Sash DARK GREY Doors DARK GREY
Deck 1X4 IPE Foundation PARGED Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/2024 Signature of owner of record _____ AS REPRESENTATIVE OF WORKSHOP/APD Signed under penalties of perjury

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..CAPRYS ISLAND HOLDINGS LLC.....

MAILING ADDRESS..15 CENTRAL PARK W APT 10K, NEW YORK NEW YORK 10023

PROPERTY LOCATION..47 CROOKED LN.....

ASSESSORS MAP/PARCEL..41 / 200.1.....

SUBMITTED BY:..Andrew Kotchen (Workshop/APD).....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

August 13, 2024

DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.13 15:46:51 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 47 CROOKED LN

Tax Map Number: 41 Parcel Number: 200.1

Owner of Record: CAPRYS ISLAND HOLDINGS LLC

Description of Proposal:

Construction of new garage studio and pool cabana

Anticipated HDC Submission Date: 8/26/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

HDC POLICIES FOR AN ABUTTER AND/OR INTERESTED PARTY TESTIMONY

Abutters are encouraged to limit their responses to issues that fall within the statutory mandate of the HDC – mainly the appearance of a proposal from the publicly traveled way and its impact on the existing historic environmental context. Issues such as land uses, noise, and impacts on private property are outside of the HDC's purview and cannot be addressed by the Commission.

In order to maintain a balance between the wishes of abutters and interested parties to express their concerns and the need of the HDC to conduct its business in a timely fashion, the following policies have been established:

> Abutters and interested parties wishing to testify before the Commission shall be limited to three minutes of testimony. Only one representative from each abutting property or interested party shall be permitted to testify.
>
> For those cases in which a substantial number of abutters and/or interested parties wish to testify (as determined by the Chair), the Chair shall structure the review of an application as follows:
>
> 1. Introduction of the application;
> 2. Response by applicant;
> 3. Public comment in favor of proposal;
> 4. Public comment in opposition of proposal;
> 5. Closing of public comment-no further comment unless requested by Commission members through the Chair;
> 6. Commission comments and discussion with applicant;
> 7. Commission action.

The above meeting policies may be waived at the discretion of the Chair.

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
41	200		SIXTY-TWO MADAKET ROAD NOM TRUST	C/O DAVID DRIVER TR	193 DARTMOUTH ST	SAN FRANCISCO	CA	94134-1427	62 MADAKET RD
41	200	2	BARNES SAMANTHA TR		26 SUMMER STREET	ANDOVER	MA	01810	68 MADAKET RD
41	200	3	TWO STROKE HOLDINGS LLC		268 COLD SPRING AVE STE B	WEST SPRINGFIELD	MA	01089	66 MADAKET RD
41	200	4	BOGUE JANE M TR	JANE M BOGUE REVOC TRUST	64 MADAKET RD	NANTUCKET	MA	02554	64 MADAKET RD
41	201	3	MENDELSOHN ANNE K		PO BOX 1201	NANTUCKET	MA	02554	43 CROOKED LN
41	462	3	JELLEME CAITLIN G		70 MADAKET RD	NANTUCKET	MA	02554	70 MADAKET RD
41	531		51 CROOKED LANE LLC		1 APPLE RD	BEVERLY	MA	01915	51 CROOKED LN
41	582		NANTUCKET ISLANDS LAND BANK		22 BROAD STREET	NANTUCKET	MA	02554	56 MADAKET RD
Count:	**8**								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Adult Signature Restricted Delivery
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Postmark Here
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7022 2410 0002 8680 1627
Sent To
SIXTY-TWO MADAKET ROAD NOM TRUST
C/O DAVID DRIVER TR
193 DARTMOUTH ST
SAN FRANCISCO, CA 94134-1427
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
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51 CROOKED LANE LLC
1 APPLE RD
BEVERLY, MA 01915
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JANE M BOGUE REVOC TRUST
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PO BOX 1201
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LF2 GARAGE W/ STUDIO

PERSPECTIVE VIEW

3D VIEW SHOWN FOR REFERENCE ONLY

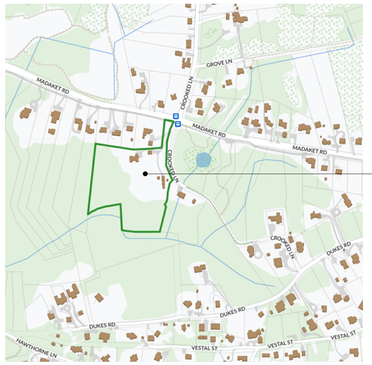


LOCUS MAPS

NOT TO SCALE







DRAWING INDEX

SHEET NAME	SHEET NUMBER	08/26/2024 - HDC SUBMISSION
TITLE SHEET	T-001	•
GENERAL NOTES	G-001	•
EXISTING CONDITIONS	G-002	•
SITE PLAN	L-100	•
FLOOR PLANS	A-100	•
BUILDING ELEVATIONS	A-200	•
GRAND TOTAL: 6		

ZONING INFORMATION

Map/Parcel	41 / 200.1
Current Zoning	LUG-1
Front Setback	35 FT
Side Setback	10 FT
Rear Setback	10 FT
Max. Building Height	30 FT
Lot Size	5.84 Acres (254,672 SF)
Ground Cover Allowed	7640 SF (3%)
Ground Cover Existing	2099 SF
Proposed Main House G.C.	1980 SF
Proposed Guest House G.C.	680 SF
Proposed Garage w/ Studio G.C.	1460 SF
Proposed Cabana	360 SF
Proposed Shed G.C. (NOT INCLUDED IN TOTAL G.C.)	200 SF
Total Proposed G.C.	4,480 SF

PROPOSED COLORS

SASH: DARK GRAY
TRIM: GRAY

NANTUCKET, MA - ZONING ANALYSIS

PER REFERENCE: NANTUCKET ZONING BY-LAW CHAPTER 139

MAP & PARCEL: 41 200.1
CURRENT ZONING: LUG-1

	REFERENCE	PERMITTED	PROPOSED	
MINIMUM LOT SIZE (SF)	ARTICLE V - 16.A	120,000 SF	254,672 SF	IN COMPLIANCE
GROUND COVER	ARTICLE V - 16.A	3 %	1.75 %	
		7,640 SF	4,480 SF	
MAXIMUM BUILDING HEIGHT (FT/STORIES)	ARTICLE V - 17.A	30'-0"	N/A	IN COMPLIANCE
		2 STORIES	N/A	
MINIMUM FRONTAGE	ARTICLE V - 16.A	100'-0"	N/A	IN COMPLIANCE
SETBACKS, MINIMUM (FT)				
FRONT SETBACK	ARTICLE V - 16.A	35'-0"	N/A	IN COMPLIANCE
SIDE SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
REAR SETBACK	ARTICLE V - 16.A	10'-0"	N/A	IN COMPLIANCE
GROUND COVER, MAXIMUM	ARTICLE V - 16.A	7,640 SF	N/A	IN COMPLIANCE
ZONING SHED	ARTICLE V - 16.A	200 SF	200 SF	IN COMPLIANCE

LF2

GARAGE W/ STUDIO

47 CROOKED LN
NANTUCKET, MA 02554

HDC SUBMISSION

GARAGE W/ STUDIO
08/26/2024

OWNER

CAPRYS ISLAND HOLDINGS, LLC
15 CENTRAL PARK W APT 10K,
NEW YORK, NY 10023

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

--
--

STRUCTURAL ENGINEER

--
--

MEP ENGINEER

--
--

SURVEYOR

ISLAND SURVEYORS, LLC
90 Old South Road
Nantucket, MA 02554
T: (508) 228-2720

LANDSCAPE ENGINEER

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SSL/CNO
CHECKED BY:	ADK/ARK/MLW
SHEET FIRST ISSUE:	
SCALE:	As indicated
PROJ. NO.	324010

TITLE SHEET

T-001

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GENERAL SCOPE OF WORK:

THIS PACKAGE DESCRIBES THE CONSTRUCTION OF A NEW 2-STORY, 1460 SF, 2-CAR GARAGE STRUCTURE.

GENERAL NOTES:

1. DRAWINGS ARE REPRESENTATIVE DOCUMENTS TO FACILITATE CONSTRUCTION. CONTRACTOR SHOULD FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. THE HEIGHTS OF GRADE INDICATED ON DRAWINGS ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATION ONLY. NOTIFY DESIGNER OF ANY ALTERATIONS OR DISCREPANCIES IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF DRAWINGS TO THE SUB-CONTRACTORS UNDER HIS JURISDICTION.
3. THE CONTRACTOR IS TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, INCLUDING THE TIMING AND SCHEDULING OF THEIR WORK AND THE LAYOUT OF THEIR SYSTEMS. THE CONTRACTOR SHALL PROVIDE ALL SUB-CONTRACTORS WITH NECESSARY POWER AND ACCESS AND CONNECTIONS THROUGH FOUNDATION WALLS AS REQUIRED.
4. WORKSHOP/APD IS CONTRACTED TO SERVE AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. A REPRESENTATIVE OF WORKSHOP/APD SHALL MAKE PERIODIC SITE VISITS TO VERIFY CONSTRUCTION PROGRESS AND WILL REPORT FINDINGS TO THE OWNER AND CONTRACTOR IN THE FORM OF A WRITTEN REPORT. THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK TO THE OWNER, ARCHITECT, SUBCONTRACTOR, AND THEIR REPRESENTATIVES AT ALL TIMES.
5. THE CONTRACTOR SHALL ACKNOWLEDGE THAT JOB SITES ARE DIFFICULT AND DANGEROUS PLACES TO WORK BY NATURE. AS SUCH, ALL NECESSARY PRECAUTIONS WILL BE TAKEN TO ENSURE THE SAFETY AND GENERAL WELL BEING OF HIS EMPLOYEES. CONTRACTOR SHALL PROVIDE GUARDS, RAILS,BARRICADES, FENCES, CATCH PLATFORMS, BRIDGING, DECKING, NIGHT LIGHTING, ETC. AS REQUIRED. THE USE OF ANY STEREOS AND/OR RADIOS AND THE PRESENCE OF PETS OF ANY KIND ARE PROHIBITED ON THE JOB SITE.
6. DRAWINGS SHALL NOT BE SCALED BY HAND. USE ONLY PRINTED DIMENSIONS TO IDENTIFY SIZE AND DIMENSION OF MATERIALS AS SHOWN. CONTACT THE DESIGNER TO VERIFY ANY DIMENSION THAT HAS BEEN OMITTED FROM THESE PLANS.
7. CONTRACTOR TO PROVIDE ALL MATERIALS FOR A COMPLETE JOB AS INDICATED IN THE DRAWINGS BOTH GRAPHICALLY AND WRITTEN, IN CASE OF DISCREPANCIES, THE MORE STRINGENT AND/OR COSTLY EXAMPLE SHALL BE ASSUMED, CONSULT DESIGNER IF SUCH A SITUATION OCCURS.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO WORKSHOP/DPC, PRIOR TO PROCEEDING WITH WORK, FOR ALL MATERIALS THAT REQUIRE FABRICATION.WORKSHOP/DPC SHALL REVIEW AND RETURN SHOP DRAWINGS TO CONTRACTOR WITHIN A PERIOD OF TEN WORKING DAYS FROM THE DATE OF SUBMITTAL.
9. CONTRACTOR SHALL FURNISH SAMPLES OF ALL MATERIALS, AND/OR FINISHES AS SPECIFIED FOR CONSTRUCTION AT THE REQUEST OF THE OWNER OR DESIGNER.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS NOTED OTHERWISE OR AT THE SPECIFIC AUTHORIZATION OF THE OWNER.
11. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
12. CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE WORK OR MAKE PARTS FIT TOGETHER PROPERLY, WITHOUT COMPROMISING QUALITY OF WORK.
13. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND PROTECTING ALL WORK FROM DAMAGE, BREAKAGE, COLLAPSE,DISTORTIONS AND MIS- ALIGNMENT ACCORDING TO APPLICABLE BUILDING CODES AND STANDARDS OF GOOD PRACTICE.
14. CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING SYSTEMS AT ALL TIMES FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.)AT NO ADDITIONAL COST TO THE OWNER.
15. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
16. CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED ACCESS FROM ALL FLOORS TO STAIRWELLS AND EXTERIOR EXITS AT ALL TIMES.
17. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
18. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL WINDOWS AND DOORS DURING CONSTRUCTION. MEANS OF PROTECTION SHALL NOT BE ATTACHED TOWINDOW AND DOOR FRAMES.
19. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH OTHER SUBCONTRACTORS AS NECESSARY, INCLUDING THOSE HIRED UNDER SEPARATE CONTRACT BY THE OWNER. EACH SUBCONTRACTOR SHOULD COMPLETE WORK ON AN EXPEDIENT AND REASONABLE SCHEDULE, IN A MANNER THAT DOES NOT DELAY OTHER TRADES AND SUBCONTRACTORS FROM COMPLETION OF WORK.
20. ALL NAILS AND FASTENERS IN AREAS PRONE TO MOISTURE SHALL BE "HOT DIPPED GALVANIZED" UNLESS NOTED OTHERWISE.
21. THE CONTRACTOR SHALL KEEP SUFFICIENT WORKMAN ON THE JOB SITE AT ALL TIMES TO PERFORM WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND IN THE BEST INTEREST OF THE OWNER.
22. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND INSPECTION SERVICES OF LOCAL AUTHORITIES OTHER THE ACTUAL BUILDING PERMIT AND HISTORIC DISTRICT COMMISSION APPROVAL, WHICH SHALL BE SECURED BY THE OWNER OR DESIGNER PRIOR TO THE SCHEDULED START DATE. ALL INSPECTIONS, RECORDS AND CERTIFICATE OF OCCUPANCY SHALL BE GIVEN TO THE OWNER AT THE END OF THE JOB. THE JOB SHALL NOT BE CONSIDERED COMPLETE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED.
23. ALL WORK SHALL CONFORM TO ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING, PLUMBING, ELECTRICAL, AND LIFE SAFETY CODES, EVEN WHEN NOT SPECIFIED IN THE DRAWING, NOTES, OR SPECIFICATIONS. IF ANY CODE IS IN CONFLICT WITH THESE, THE CONTRACTOR SHALL REPORT SUCH TO CWA FOR REVISIONS PRIOR TO BIDDING. IN THE EVENT OF CONFLICT BEWDHEEN APPLICABLE CODES OR REGULATIONS AND REFERENCE STANDARDS OF THESEPLANS AND SPECIFICATION, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES TO ENSURE SAFE DIGGING.
25. A REGISTERED SURVEYOR SHALL BE REQUIRED TO SET ALL FOUNDATION CORNERS, ELEVATIONS AND DIMENSIONS ON SITE.
26. USE OF THESE DRAWINGS MUST BE IN COMPLIANCE WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION [OSHA] REQUIREMENTS.

FOUNDATION NOTES

1. FOUNDATION NOTES ARE APPLICABLE TO ALL CONDITIONS UNLESS OTHERWISE NOTED.
2. ALL FOUNDATION WALLS SHALL BE 10" THICK CONCRETE, MINIMUM 3000PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
3. FOUNDATION WALLS SHALL BE KEYED INTO FOOTINGS.
4. FOOTINGS SHALL BE A MINIMUM OF 1'-0"D X 2'-0"W WITH 3-#4 CONTINUOUS HORIZONTAL BARS. HORIZONTAL REINFORCING SHALL BE PLACED AT 3" ABOVE BOTTOM OF FOOTING.
5. ALL FOOTINGS AND CONCRETE PIERS SHALL EXTEND 4'-0" BELOW GRADE MINIMUM.
6. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
7. ALL PERIMETER FOUNDATION WALLS SHALL HAVE WATERPROOFING APPLIED TO THE EXTERIOR.
8. FOUNDATION WALLS SHALL INCORPORATE 16" LONG - 1/2" DIAMETER ANCHOR BOLTS AT 32" O.C. MINIMUM, ON ALL PERIMETER WALLS. A MINIMUM OF WDHO BOLTS SHALL BE USED AT EACH SILL PLATE. HOLD BOLTS 18" OFF CORNERS MINIMUM. APPROVAL OF TOPSOIL REMOVAL SHALL BE IN THE FORM OF ACHANGE ORDER.
9. CONCRETE FLOOR SLABS SHALL BE 4" THICK MINIMUM AND BE REINFORCED WITH WELDED WIRE MESH OR FIBER MESH REINFORCING. REINFORCING SHALL BE PLACED AT THE CENTER OF THE SLAB. FLOOR SLABS SHALL BE POURED OVER 4" GRAVEL BASE AND 6 MIL. POLY-VAPOR BARRIER ON STRUCTURALLY COMPACTED OR UNDISTURBED SOIL.
10. CONCRETE PIERS SHALL HAVE BELL CAST FOOTING. BASE OF BELL SHALL BE 3 TIMES WIDTH OF PIER; DEPTH OF BELL SHALL EQUAL WIDTH OF PIER. TAPER OF BELL SHALL BE 45 DEG. ANGLE MINIMUM.
11. VAPOR BARRIER SHALL BE CONTINUOUSLY INSTALLED BENEATH ALL CONCRETE FLOOR SLABS, AND OVER ALL EXPOSED EARTH IN CRAWL SPACES. 100% COVERAGE IS MANDATORY. MEMBRANE SHALL BE WRAPPED AROUND FOOTINGS TO FORM A CAPILLARY BREAK BETWEEN THE GROUND AND THE FOOTING.
12. PROVIDE CONTINUOUS 4" LAYERS OF CRUSHED STONE UNDER FOOTINGS OR PROVIDE PIPE THROUGH FOOTING FOR DRAINAGE OF ANY ACCUMULATED WATER UNDER SLAB.
13. A FOUNDATION DRAIN SHALL BE INSTALLED FLUSH WITH THE BOTTOM OF THE FOOTING AND COVERED WITH SILT PROTECTION FABRIC, GRAVEL, OR BOTH. ALL DRAIN LINES SHALL BE CONNECTED AWAY AND DOWNHILL FROM THE FOUNDATION AND BE DRAINED TO DAYLIGHT. IF NECESSARY TO DRAIN TO THE INTERIOR, USE A SEALED SUMP PUMP SYSTEM.

PLUMBING/MECHANICAL NOTES:

1. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING.
2. ALL PLUMBING/MECHANICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, BE PERFORMED BY A LICENSED TRADESPERSON, AND BE COMPLETED IN ACCORDANCE WITH THE DIRECTION OF LOCAL BUILDING CODE OFFICIALS. SUBCONTRACTORS AND TRADESPERSONS ARE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS FOR THEIR TRADE, SCHEDULING AND COMPLETING REQUIRED INSPECTIONS AND OPERATING ON A REASONABLE AND EFFICIENT SCHEDULE THAT DOES NOT DELAY THE WORK OF OTHER TRADES.
3. ALL MATERIALS SHALL BE SIZED IN ACCORDANCE WITH THE PROPOSED PLANS, ALLOWING FOR FUTURE EXPANSION IF INDICATED. ALL WORK SHALL BE INSTALLED SO THAT REQUIRED PARTS ARE READILY ACCESSIBLE AND AVAILABLE FOR INSPECTION, OPERATION, MAINTENANCE AND REPAIR.
4. ALL PRODUCTS, MATERIALS AND FIXTURES SHALL BE INSTALLED IN A MANNER CONSISTENT WITH SOUND PRACTICE AND QUALITY WORKMANSHIP.
5. PLUMBING WORK SHALL INCLUDE ALL LABOR AND MATERIALS FOR ALL PIPING, FIXTURES, HOT WATER HEATER, AND SEWER/SEPTIC CONNECTIONS. THIS INCLUDES CONNECTIONS FOR AN ICEMAKER IN THE REFRIGERATOR, THE DISHWASHER, AND WASHING MACHINE AS INDICATED ON PLANS. THE KITCHEN SINK WILL HAVE A GARBAGE DISPOSAL.
6. HEATING WORK SHALL INCLUDE ALL LABOR AND MATERIALS, ELECTRICAL/PLUMBING CONNECTIONS, AND INSTALLATION AS THEY OCCUR. DESCRIPTION OF SPECIFIC UNIT SHALL BE PART OF THE BID. STANDARD HEATING UNIT SHALL BE PROPANE FIRED RADIANT HOT WATER BASEBOARD SYSTEM WITH EFFICIENCY RATING OF 94 UNIT IS TO BE SIDEWALL VENTED. UNIT SIZE SHALL BE SIZED TO ACCOMMODATE THE ENTIRE HOUSE AT 78DF AT A 0DF EXTERIOR TEMPERATURE. HEATING SYSTEM SHALL BE CAPABLE OF OPERATING AT PEAK EFFENCENCY AT A TEMPERATURE OF 72°F. HEATING SYSTEM SHALL BE DIVIDED INTO WDHO ZONES. THERMOSTATS SHALL BE DIGITAL AND PROGRAMMABLE.
7. VENT TO THE EXTERIOR ALL BATHROOMS.
8. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

FRAMING NOTES

1. ALL WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE #2 OR BETTER.
2. ALL WOOD SHALL COMPLY WITH THE U.S. DEPARTMENT OF COMMERCE AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE AND GRADING REQUIREMENTS OF A RECOGNIZED ASSOCIATION UNDER WHOSE RULES THE LUMBER IS PRODUCED.
3. WOOD SHALL BE FROM LIVE STOCK, THOROUGHLY SEASONED, WELL MANUFACTURED AND GENERALLY FREE FROM WARPAGE THAT CANNOT BE CORRECTED BY BRIDGING OR NAILING.
4. MOISTURE CONTENT OF LUMBER SHALL NOT EXCEED 19 % AT THE TIME OF CONSTRUCTION.
5. ALL PLAN DIMENSIONS ARE TO FINISHED FACE AND CENTERLINE OF OPENINGS. VERIFY ALL ROUGH OPENINGS WITH WINDOW AND DOOR SCHEDULE.
6. ALL EXTERIOR WALLS, AND INTERIOR PARTITION WALLS BEHIND TOILETS, SHALL BE 2"X6" STUD CONSTRUCTION AT 16" O.C. TYPICAL. ALL OTHER INTERIOR PARTITION WALLS SHALL BE 2"X4" STUD CONSTRUCTION AT 16" O.C. TYPICAL. WALLS SHALL HAVE SINGLE SHOE AND DOUBLE TOP PLATE.
7. JOIST HANGARS SHALL BE USED AT ALL FLUSH-FRAMED FLOOR JOISTS. JOISTS OVERLAPPING AT A SUPPORTING BEAM, SHALL OVERLAP 3" MINIMUM.
8. PROVIDE WOOD BLOCKING OR METAL BRIDGING AT 1/3RD POINTS ON ALL FLOOR JOISTS. BLOCKING SHOULD BE SPACED 4'-0" O.C. MINIMUM AND 8'-0" O.C.MAXIMUM.
9. DOUBLE FLOOR JOISTS OR BLOCKING SHALL BE PROVIDED BELOW ALL INTERIOR PARTITION WALLS.
10. SIZES OF WOOD MEMBERS ARE NOMINAL SIZES. ALL LUMBER SHALL BE SURFACED ON FOUR SIDES, UNLESS NOTED OTHERWISE.
11. STRUCTURAL MEMBERS SHALL NOT BE IMPAIRED OR UNDERMINED BY IMPROPER CUTTING OR DRILLING
12. INSTALL GIRDER MEMBERS WITH JOINTS OVER SUPPORTS, PROVIDE 1/2" AIRSPACE AT ENDS AND SIDES OF GIRDERS FRAMED INTO MASONRY OR CONCRETE. WOOD SHIMS UNDER THE ENDS OF GIRDERS SHALL NOT BE PERMITTED.
13. MINIMUM BEARING OF JOISTS FRAMED INTO MASONRY SHALL BE 3".
14. JOISTS EXTENDING OVER BEARING PARTITIONS OR BEAMS MAY BE BUTTED AND TIED TOGETHER, OR NAILED TOGETHER WITH A MINIMUM OVERLAP OF 4".
15. EXTERIOR AND BEARING WALL CONSTRUCTION SHALL INCLUDE ADEQUATE RESISTANCE TO WRACKING BY THE USE OF CORNER BRACING OR ANCHORING OF STRUCTURAL SHEATHING TO PLATES.
16. JAMB STUDS, EXTENDING IN ONE PIECE FROM HEADER TO SOLE PLATE, SHALL BE INSTALLED AT ALL WINDOW AND DOOR OPENINGS TO FORM RIGID ENCLOSURE.
17. PLYWOOD SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF THE APA (AMERICAN PLYWOOD ASSOCIATION)
18. EXTERIOR TYPE HARDWOOD PLYWOOD, "TECHNICAL" OR "TYPE 1", MAY BE USED FOR ANY PART OF THE STRUCTURE.
19. STRUCTURAL INTERIOR TYPE, "STRUC-INT.", PLYWOOD MAY BE USED FOR ALL INTERIOR WORK AND EXTERIOR WORK NOT DIRECTLY EXPOSED TO THEWEATHER.
20. INTERIOR PLYWOOD, "INT." OR "TYPE 2" MAY BE USED FOR INTERIOR WORK, EXCEPT BATHROOM AND SHOWER ENCLOSURES.
21. ROOF SHEATHING: 3/4" EXTERIOR GRADE T&G "TECHNICAL" PLYWOOD NAILED AT 10" O.C. WITH GALVANIZED 10D COMMON NAILS.
22. FLOOR SHEATHING: 3/4" STRUCTURAL "STRUCT-INT" PLYWOOD NAILED AT 10" O.C. WITH 10D COMMON NAILS.
23. EXTERIOR WALL SHEATHING: 1/2" EXTERIOR GRADE "TECHNICAL" PLYWOOD NAILED AT 6" O.C. WITH GALVANIZED 6D COMMON NAILS.
24. ALL OTHER SHEATHING: 1/2" INTERIOR GRADE "INT" PLYWOOD NAILED AT 6" O.C. WITH 6D COMMON NAILS.
25. FRAME ALL RAFTERS OPPOSITE EACH OTHER AT RIDGE WITH TIES OR RIDGE BOARD. THE DEPTH OF THE RIDGE BOARD SHALL BE NO LESS THAN THE CUT OF THE RAFTERS.

EXTERIOR FINISH NOTES

1. HOUSE WRAP, TYVEK OR SIMILAR SHALL BE INSTALLED OVER ALL EXTERIOR SHEATHING TO RESIST MOISTURE AND WIND INFILTRATION. WRAP SHALL CONTINUE BEHIND ALL EXTERIOR TRIM, DOUBLED AND FOLDED INTO OPENINGS.
2. EXTERIOR ROOFING MATERIAL SHALL BE INSTALLED AS PER MFGR'S WRITTEN INSTRUCTIONS AND HAVE A MINIMUM 25-YEAR MANUFACTURER'S WARRANTY. SELF-ADHERING SHEET WATERPROOFING, ICE&WATER SHIELD OR EQUAL, SHALL BE INSTALLED OVER THE ENTIRE ROOF ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM D6135.
3. A SILL GASKET, EPDM-TYPE RUBBER, SHEET METAL OR OTHER SUITABLE MEMBRANE SHALL BE INSTALLED OVER THE COMPLETE FRAMED WALL WIDTH BETWEEN A CONCRETE FOUNDATION WALL AND SILL PLATE.
4. PROMPTLY REMOVE ALL MANUFACTURERS' STICKERS FROM GLASS AFTER INSTALLATION.
5. KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MAY BE EXPOSED TO WATER. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND BUILDING CODE REQUIREMENTS. PROVIDE INSECT SCREEN OR BARRIER AT ALL VENT OPENINGS.
6. EXTERIOR FOUNDATION TO BE PARGE.
7. DECKS SHALL USE 5/4" X 4" IPE WITH CONCEALED FASTENERS, CONFIRM, LAID FLAT WITH 1/4" REGULAR SPACING. ALL FLOORING AND DECKING SHALL BE TREATED % BOILED LINSEED OIL/50 % CUPRINOL AND WITH A MIXTURE OF 50 TRAFFIC SHALL BE PREVENTED OVER FINISHED SURFACES FOR THE PERIOD OF ONE WEEK.
8. EXTERIOR STEPS SHALL BE EQUAL TO DECK CONSTRUCTION, TRIM AND FINISH. RISERS SHALL MATCH TRIM MATERIAL. NOSING SHALL PROJECT 3/4".
9. ALL EXTERIOR STEPS SHALL LAND ON TO A 4" CONCRETE PAD SET ON A 4" GRAVEL BASE ON STRUCTURALLY COMPACTED SOIL. PAD SHALL BE 6" WIDER THAN STEPS AND PROJECT FROM LAST RISER 6" TOWARD DECK AND 18" AWAY FROM DECK.
10. WINDOW CAPS OR TRIM AND ALL OTHER PROJECTIONS AT POINTS WHERE RAIN ACCUMULATES OR RUNS OFF SHALL BE PROVIDED WITH FLASHING. SUCH FLASHING SHALL EXTEND A MINIMUM OF 6" UP THE WALL UNDER THE SHEATHING PAPER AND NOT LESS THAN 6" HORIZONTALLY. FLASHING SHALL BE SUFFICIENT LENGTH TO COVER THE COURSE ABOVE WITHOUT BEING PUNCTURED BY NAILS.
11. A CONTINUOUS RIDGE VENT SHALL BE PROVIDED AT ALL ROOF RIDGES, WHERE REQUIRED. SOFFIT VENTING SHALL BE PROVIDED AS INDICATED ON DETAIL DRAWINGS.
12. PROVIDE STEP FLASHING AT ALL CHIMNEY LOCATIONS.
13. RIDGE VENTS SHALL BE "CORE VENT" OR EQUAL, EXTENDING ALONG ALL RIDGE LINES. TERMINATE RIDGE VENTS 12" FROM END OF RIDGE. COVERED W/SHINGLES.
18. ALL EXTERIOR TRIM SHALL BE PLANED ON ALL FOUR SIDES AND HAVE SQUARED EDGES.
19. WINDOW & DOOR MANUFACTURERS AND SIZES AND HARDWARE SHALL BE SPECIFIED IN DOOR AND WINDOW SCHEDULE.
21. CAVITIES SHALL SUPPORT PROPER VENTING, INCLUDING THE INSTALLATION OF BAFFLES BETWEEN ALL RAFTERS. KEEP ALL VENTILATION SPACE UNOBSTRUCTED.
22. EXTERIOR BRICK SHALL MEET STANDARDS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR EXTERIOR/SEVERE WEATHER USE.

GLAZING NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL GLAZING (WINDOW, DOOR, OR OTHERWISE) ADJACENT TO A WALKING SURFACE, STAIR, LANDING,TUB OR SHOWER SAFETY LAMINATED GLASS MEETING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, MARTIN COUNTY, AND ANY OTHER APPLICABLE LOCAL OR NATIONAL CODE.
2. PROVIDE SHOWER ENCLOSURES AS INDICATED ON THE PLANS. GLASS TO BE LOW IRON, CLEAR GLASS.
3. GLAZING SHALL COMPLY WITH ASTM C 1036 REQUIREMENTS FOR FLAT GLASS TYPE I AND II AND GSA DD-G-451C STANDARD FOR GLASS, FLAT AND CORRUGATED, FOR GLAZING MIRRORS AND OTHER USES.

MECHANICAL NOTES

1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, ETC., TO COMPLETE ALL WORK AS REQUIRED BY THIS SPECIFICATION AND THE ACCOMPANYING DRAWINGS.
2. ALL WORK TO BE IN STRICT COMPLIANCE WITH THE CURRENTLY ADOPTED INTERNATIONAL MECHANICAL CODE, NFPA, NATIONAL STANDARD PLUMBING CODE AND ASHRAE STANDARDS. WHERE DIFFERENCES EXIST BETWEEN THIS SPECIFICATION AND CODES. THE CODE SHALL GOVERN AND WORK SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL PLUMBING, RELATED FIXTURES, DRAINS, HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. SUBCONTRACTORS SHALL COORDINATE WORK WITH ALL OTHER TRADES. TERMINAL HOOKUP OF ALL FIXTURES AND TAP INTO ALL UTILITIES IS REQUIRED. CONTRACTOR SHALL INSTALL AND CHKK ALL PRESSURE REDUCING VALVES, POP OFF VALVES AND OTHER SAFETY DEVICES PRIOR TO OPERATION OF SYSTEM.
4. THE WORK SHALL BE INSTALLED AS INDICATED ON DRAWINGS; HOWEVER, CHANGES TO ACCOMMODATE INSTALLATION OF THIS WORK WITH OTHER WORK OR IN ORDER TO MEET ARCHITECTURAL OR STRUCTURAL CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO OWNER.
5. FOR PURPOSES OF CLARITY AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO THE EXTENT THAT OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND SHALL VERIFY THIS INFORMATION AT THE SITE. WHEN REQUESTED, SUBMIT COPY OF SHOP DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK.
6. ANY REQUIRED PLUMBING OR GAS LINE DIAGRAM DRAWINGS ARE TO BE PREPARED BY A PLUMBER LICENSED IN THE APPLICABLE JURISDICATION.
7. PLUMBING CONTRACTOR SHALL PREPARE AND SUBMIT PLANS, RISER DIAGRAMS AND CALCULATIONS AS REQUIRED BY THE BUILDING DEPARTMENT
8. PLUMBING CONTRACTOR SHALL CONNECT NEW FIXTURES TO EXISTING SANITARY LINE IN BASEMENT

GYPSUM WALLBOARD NOTES

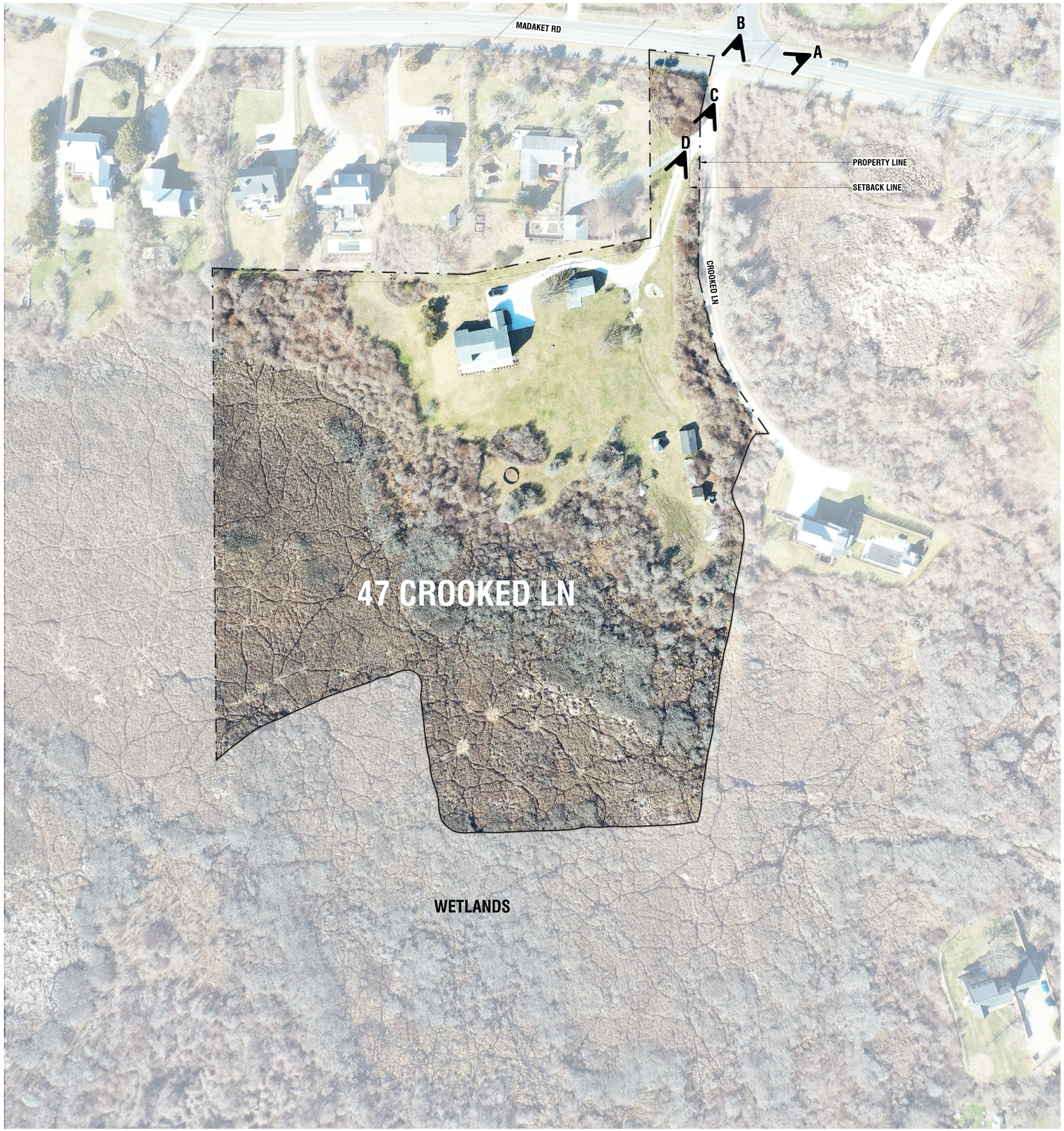
1. GYPSUM WALLBOARD SHALL BE 5/8" THICK, UNLESS OTHERWISE SPECIFIED. JOINT COMPOUND, TAPE AND ADHESIVE SHALL COMPLY WITH ASTM C475, ASBESTOS-FREE. CORNER REINFORCEMENT SHALL BE DUR-A-BEAD NO. 103, EDGE BEAD SHALL BE NO 200A AS MANUFACTURED BY U.S. GYPSUM, UNLESS OTHERWISE SPECIFIED. FRAMING SHALL BE ON METAL STUDS SET 16" O.C. TYPICALLY, EXCEPT WHERE NOTED. ALL OTHER MATERIALS SHALL BE RECOMMENDED BY THE WALLBOARD MANUFACTURER.
2. PROVIDE ADDITIONAL FRAMING AND BLOCKING AS REQUIRED BY LOCAL AND NATIONAL CODES TO SUPPORT DRYWALL AT OPENINGS AND CUTOUTS AND TO SUPPORT BUILT-IN ANCHORAGE AND ATTACHMENT DEVICES FOR OTHER WORK. PROVIDE BLOCKING FOR ALL TRIM WORK AS REQUIRED.
3. INSTALL GYPSUM WALLBOARD AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS, UNLESS OTHERWISE SHOWN OR DIRECTED.
4. IN ANY LOCATION WHERE METAL "J" BEAD IS NECESSARY AS AN ENDING TO DRYWALL (I.E. G.W.B.) REQUIRED BY COMMON PRACTICE, OR SPECIFIED BY DETAIL THE "J" BEAD SHALL BE A U.S. GYPSUM #200-A METAL TRIM "J" BEAD FOR 5/8" THICK G.W.B., UNLESS OTHERWISE SPECIFIED.
5. HOLD JOINTS BACK AT LEAST 8" FROM CORNERS OF DOORFRAMES. SPACE SCREWS NOT MORE THAN 16" O.C.
6. REINFORCE ALL JOINTS AT TAPERED EDGES AND INTERIOR CORNERS WITH JOINT REINFORCING TAPE SET IN JOINT COMPOUND.
7. ALL TRIMMED OPENINGS AND OTHER OPENINGS SHALL BE FRAME REINFORCED WITH A PAIR OF WOODEN 2 X 4'S, UNLESS OTHERWISE INDICATED.
8. FILL ALL JOINTS, FASTENER HEADS, TRIM RECESSES, CRACKS AND OTHER DEPRESSIONS WITH 3 COATS OR MORE OF JOINT COMPOUND, FINISH SMOOTH AND FLUSH AS RECOMMENDED BY MANUFACTURER SO THAT LOCATION OF JOINTS, SCREWS AND OTHER ITEMS WILL NOT BE VISIBLE AFTER PAINTING.
9. WORK TO INCLUDE PLASTER PATCHING OR GWB PATCHING OF ANY HOLES OR OPENINGS MADE IN THE COURSE OF THE PROGRESS OF THE WORK. HOLES CUT FOR ELECTRICAL WIRING, OR ANY OTHER ASPECTS OF THE WORK SHALL BE PATCHED TO MATCH ADJACENT SURFACES.
10. AS APPLICABLE, THE GYPSUM WALLBOARD USED IN THE KITCHEN AND BATHS SHALL BE MOISTURE RETARDANT TYPE (W/R). USE CEMENTITIOUS WALL BOARDS IN SHOWERS, TUBS AND SPA AREAS AND CERAMIC BOARDS UNDER TILED FLOORS.
11. ALL NEW GYPSUM WALLS, CEILINGS, AND SOFFITS TO HAVE COMPLETE LEVEL 4-5 SKIM COAT COVERAGE IN ORDER TO ELIMINATE TAPE JOINTS AND WAVINESS.
12. ALL GYPSUM WALLS IN AFFECTED FLOORS, BOTH NEW AND EXISTING, TO RECEIVE TRIMS AROUND BASES AND OPENINGS AS PER TYPICAL DETAILS.

PAINTING NOTES

1. PAINT TO BE LATEX BASE BY BENJAMIN MOORE OR EQUAL. PAINTED TRIM, MILLWORK, DOOR PANELS TO BE SATIN FINISH. WALL SURFACES TO BE MATTE WASHABLE (LOW LUSTER). CEILINGS TO BE FLAT.
2. ALL SURFACES SHALL BE PROPERLY AND THOROUGHLY PRIMED. PRIMER FOR GWB SURFACES TO BE BENJAMIN MOORE ACRYLIC PRIMER OR EQUAL. PRIMER FOR WOOD SURFACES TO BE BENJAMIN MOORE ALKYD ENAMEL UNDERBODY OR EQUAL.
3. ALL INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 150 G/L. FLAT FINISH INTERIOR PAINTS SHALL HAVE A MAXIMUM VOC CONTENT OF 50 G/L.
4. ALL SURFACES TO BE PAINTED ARE TO BE CLEANED OF ALL DIRT, OIL OR OTHER FOREIGN SUBSTANCE PRIOR TO PAINTING.
5. ALL COLORS TO BE APPLIED TO COVER FULLY AND COMPLETELY TO PROVIDE AN OPAQUE, SMOOTH SURFACE OF UNIFORM FINISH, COLOR AND APPEARANCE. ANY SUBSTRATE WHICH IS STILL VISIBLE AT THE COMPLETION OF PAINTING SHALL BE CONSIDERED UNACCEPTABLE. ALL NEW SURFACES TO RECEIVE A MINIMUM OF ONE PRIMER COAT AND TWO FINISH COATS.
6. ALL CANS OF INDIVIDUAL COLOR TO BE INTERMIXED TO ASSURE UNIFORM COLOR THROUGHOUT.
7. PROVIDE UP TO 3 COLOR SAMPLES ON SITE PER COLOR FOR ARCHITECT'S APPROVAL PRIOR TO APPLICATION. FOR BIDDING PURPOSES, THE PAINTER SHALL ASSUME THAT THERE WILL BE AT LEAST (5) DIFFERENT COLORS USED IN THE RENOVATION.
8. MAKE EDGES OF PAINT ADJOINING OTHER MATERIALS OR COLORS SHARP AND CLEAN, WITH NO OVERLAPPING.
9. EACH COATING OF PAINT SHALL BE WIPED FREE OF DUST PRIOR TO APPLICATION OF SUCCEEDING FINISHES.
10. DRIPS, ROLLER MARKS, ROLLER FUZZ AND MOTTLED SURFACES ARE NOT ACCEPTABLE.
11. UPON COMPLETION OF PAINTING WORK, CLEAN ALL SURFACES OF SPATTERED OR SPILLED PAINT. PAINTER SHALL LEAVE ANY EXCESS PAINT IN PROPERLY SEALED CANS WITH SUPERINTENDENT; LABEL EACH CAN CLEARLY WITH NUMBER, FINISH AND TYPE.

ABBREVIATIONS

ABOVE FINISHED FLOOR	AFF	HOLLOW CORE	HC
ACCESS PANEL	A.P.	HOLLOW METAL	H.M.
ACOUSTICAL	ACOUS.	HORIZONTAL	HORIZ.
ADJACENT	ADJ.	INCHES	IN.
AIR CONDITIONING	A/C	INSULATION	INSUL.
ALUMINUM	AL.	JUNCTION BOX	J.B.
APPROXIMATE	APPROX.	LAMINATE	LAM.
ARCHITECTURAL	ARCH.	LOW VOLTAGE	L.V.
BLOCKING	BLKG	MATERIAL	MATL
CEILING	CLG.	MAXIMUM	MAX.
CEILING HEIGHT	C.H.	MECHANICAL	MECH.
CENTER LINE	CL.	METAL	MTL.
CERAMIC TILE	C.T.	MINIMUM	MIN.
COLUMN	COL.	MISCELLANEOUS	MISC.
CONCR





A. VIEW OF ENTRY DRIVEWAY LOOKING EAST



B. VIEW FROM ENTRY DRIVEWAY LOOKING SOUTH



C. VIEW FROM ENTRY DRIVEWAY LOOKING SOUTH



D. VIEW FROM ENTRY DRIVEWAY LOOKING SOUTH

LF2

GARAGE W/ STUDIO

47 CROOKED LN
NANTUCKET, MA 02554

OWNER

CAPRYS ISLAND HOLDINGS, LLC
15 CENTRAL PARK W APT 10K,
NEW YORK, NY 10023

ARCHITECT

WORKSHOP/APD

WORKSHOP/APD ARCHITECTURE DPC
39 W 38th Street, 7th Fl, New York, NY 10018
T: (212) 273-9712 info@workshopapd.com

CONTRACTOR

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STRUCTURAL ENGINEER

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--

MEP ENGINEER

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SURVEYOR

ISLAND SURVEYORS, LLC
90 Old South Road
Nantucket, MA 02554
T: (508) 228-2720

LANDSCAPE ENGINEER

MIROSLAVA AHERN, LLC
6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

ALL DESIGNS & SPECS ARE SUBJECT TO VERIFICATION OF EXG. FIELD CONDITIONS

SHEET REVISIONS

NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES

01	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET FIRST ISSUE:	
SCALE:	1" = 50'-0"
PROJ. NO.	324010

EXISTING CONDITIONS

G-002

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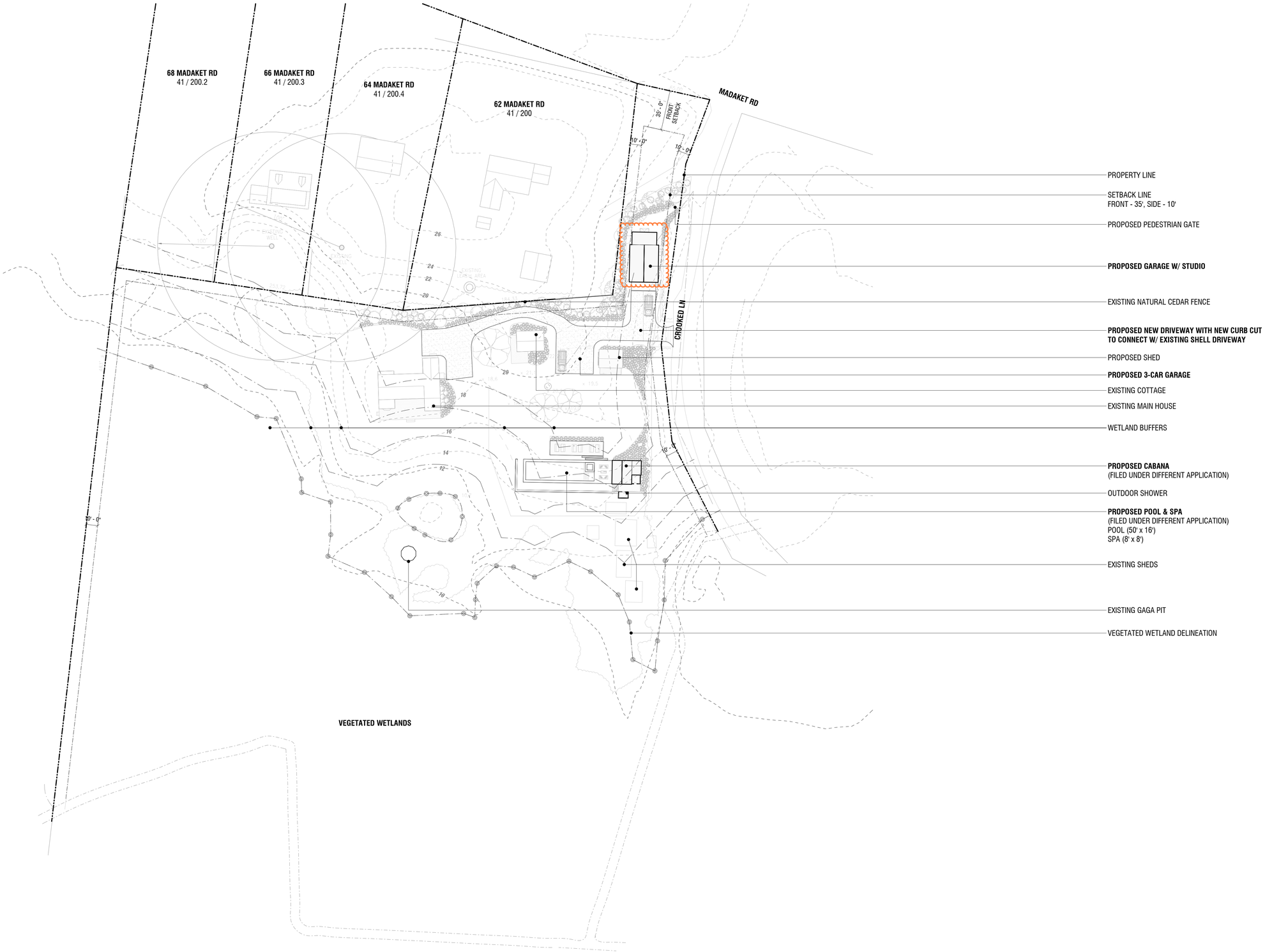

VEGETATED WETLANDS

1 **SITE PLAN**
1" = 40'-0"

LF2
CABANA

47 CROOKED LN
NANTUCKET, MA 02554

OWNER
CAPRYS ISLAND HOLDINGS, LLC
15 CENTRAL PARK W APT 10K,
NEW YORK, NY 10023

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6 Windy Way
Nantucket, MA 02554
T: (508) 333-5138

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SIGN & SEAL

DRAWING SET ISSUES

01	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	SSL/CNO
CHECKED BY:	ADK/TJZ/MLW
SHEET FIRST ISSUE:	
SCALE:	1" = 40'-0"
PROJ. NO.	PROJECT NUMBER

SITE PLAN

L-100

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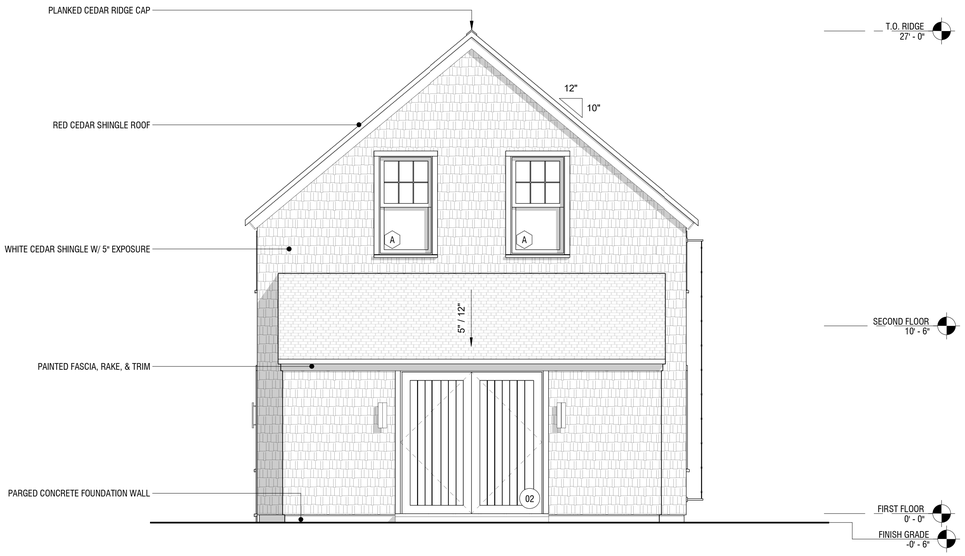


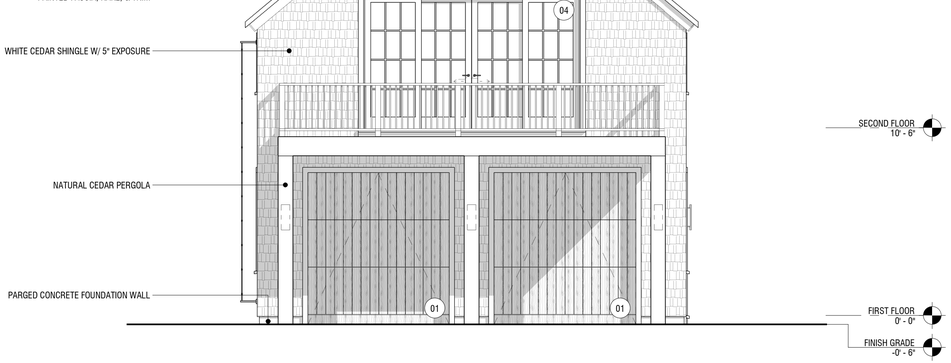
1 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST

1/4" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH

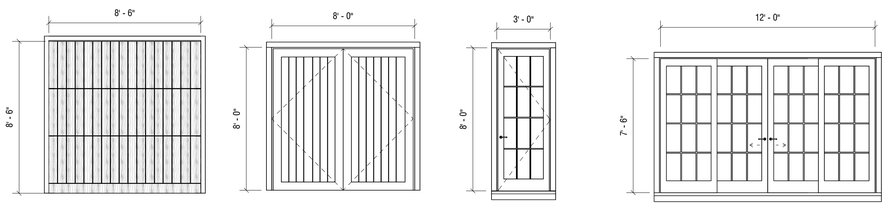
1/4" = 1'-0"



4 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

DOOR LEGEND



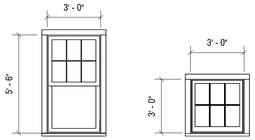
01
TYPE: OVERHEAD DOOR
SASH: DARK GRAY
TRIM: GRAY
MODEL: OVERHEAD
MFGR: CLOPAY

02
TYPE: DOUBLE SWING DOOR
SASH: DARK GRAY
TRIM: GRAY
MODEL: DOUBLE SWING
MFGR: CLOPAY

03
TYPE: 12 LITE
SASH: DARK GRAY
TRIM: GRAY
MODEL: SWING
MFGR: ANDERSEN

04
TYPE: 12 LITE
SASH: DARK GRAY
TRIM: GRAY
MODEL: SLIDE
MFGR: ANDERSEN

WINDOW LEGEND



A
TYPE: 3/2 LITE
SASH: DARK GRAY
TRIM: GRAY
MODEL: DOUBLE-HUNG
MFGR: ANDERSEN

B
TYPE: 3/2 LITE
SASH: DARK GRAY
TRIM: GRAY
MODEL: FIXED
MFGR: ANDERSEN

LF2

GARAGE W/ STUDIO

47 CROOKED LN
NANTUCKET, MA 02554

OWNER

CAPRYS ISLAND HOLDINGS, LLC
15 CENTRAL PARK W APT 10K,
NEW YORK, NY 10023

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MEP ENGINEER

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SHEET REVISIONS

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SIGN & SEAL

DRAWING SET ISSUES

01	08/26/2024	HDC SUBMISSION

DRAWING INFO

CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET FIRST ISSUE:	
SCALE:	1/4" = 1'-0"
PROJ. NO.	324010

BUILDING ELEVATIONS

A-200

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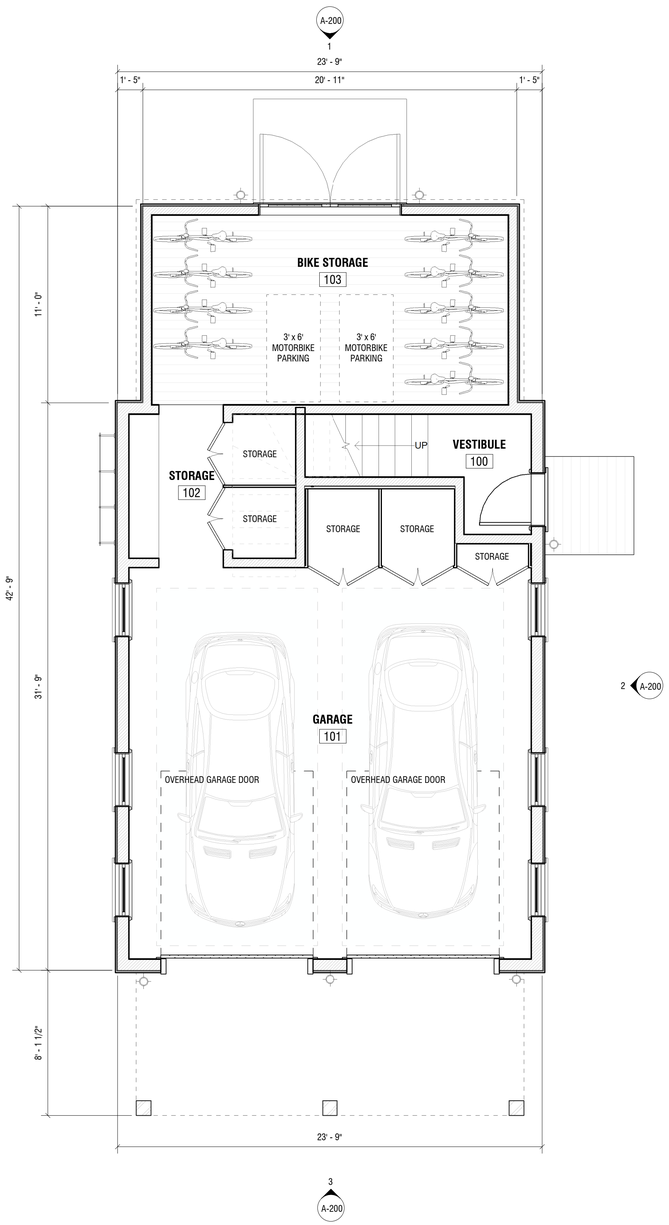

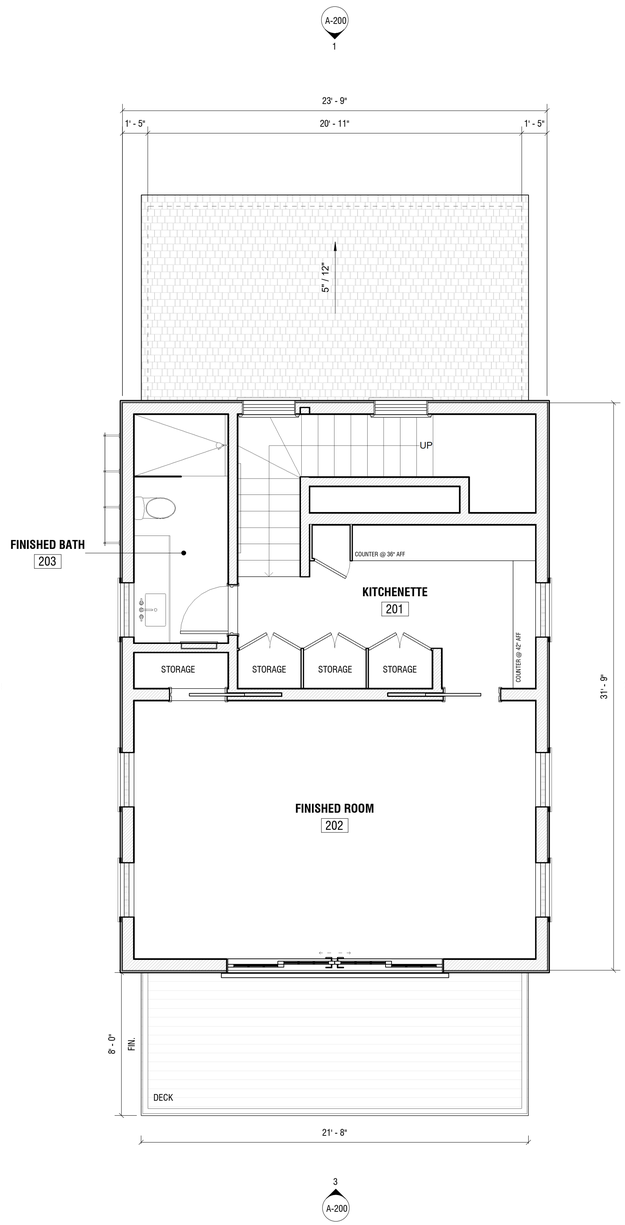

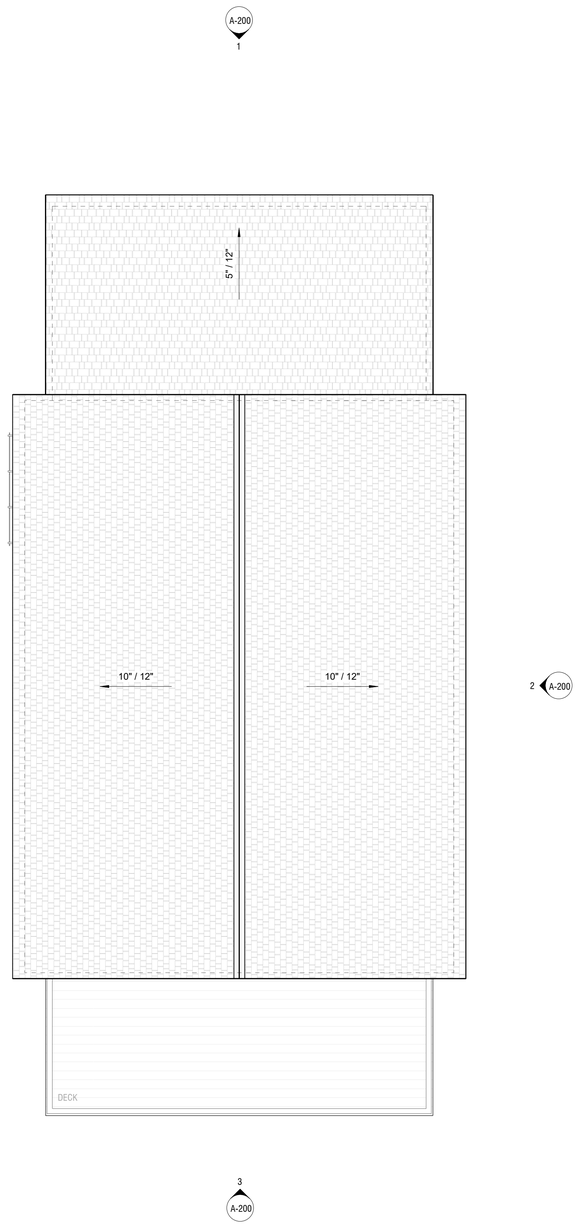

1 FIRST FLOOR PLAN
1/4" = 1'-0"

2 SECOND FLOOR
1/4" = 1'-0"

3 ROOF PLAN
1/4" = 1'-0"

LF2
GARAGE W/ STUDIO

47 CROOKED LN
NANTUCKET, MA 02554

OWNER
CAPRYS ISLAND HOLDINGS, LLC
15 CENTRAL PARK W APT 10K,
NEW YORK, NY 10023

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NOT FOR CONSTRUCTION

SIGN & SEAL

DRAWING SET ISSUES
01	08/26/2024	HDC SUBMISSION

DRAWING INFO
CONSTRUCTION DOCUMENTS	
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET FIRST ISSUE:	01/11/2024
SCALE:	1/4" = 1'-0"
PROJ. NO.	324010

FLOOR PLANS

A-100

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Thomas & Louise Middleton

STREET ADDRESS 28 Nonantum

MAP/PARCEL 87 | 21.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing — 8/26/24

Signature — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 87 PARCEL N°. 21.1

Street & Number of Proposed Work: 28 Nonantum Ave

Owner of record: Tom and Louise Middleton

Mailing Address: 667 Esplanade

Pelham Manor, NY 10803

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing@LINK Permitting + Design

Mailing Address: PO Box 1001

Nantucket, MA 02554

Contact Phone #: 508-221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building * OUSITE ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: 48sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 24' Sq. footage 2nd floor: 432sf Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North ✓ South ✓ East ✓ West ✓

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2004

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Move Cottage on Site
no exterior changes

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia TME Rake TME Soffit (Overhang) _____ Corner boards TME Frieze _____

Window Casing TME Door Frame TME Columns/Posts: Round _____ Square ✓

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall WCS NTW Clapboard (if applicable) _____ Roof _____

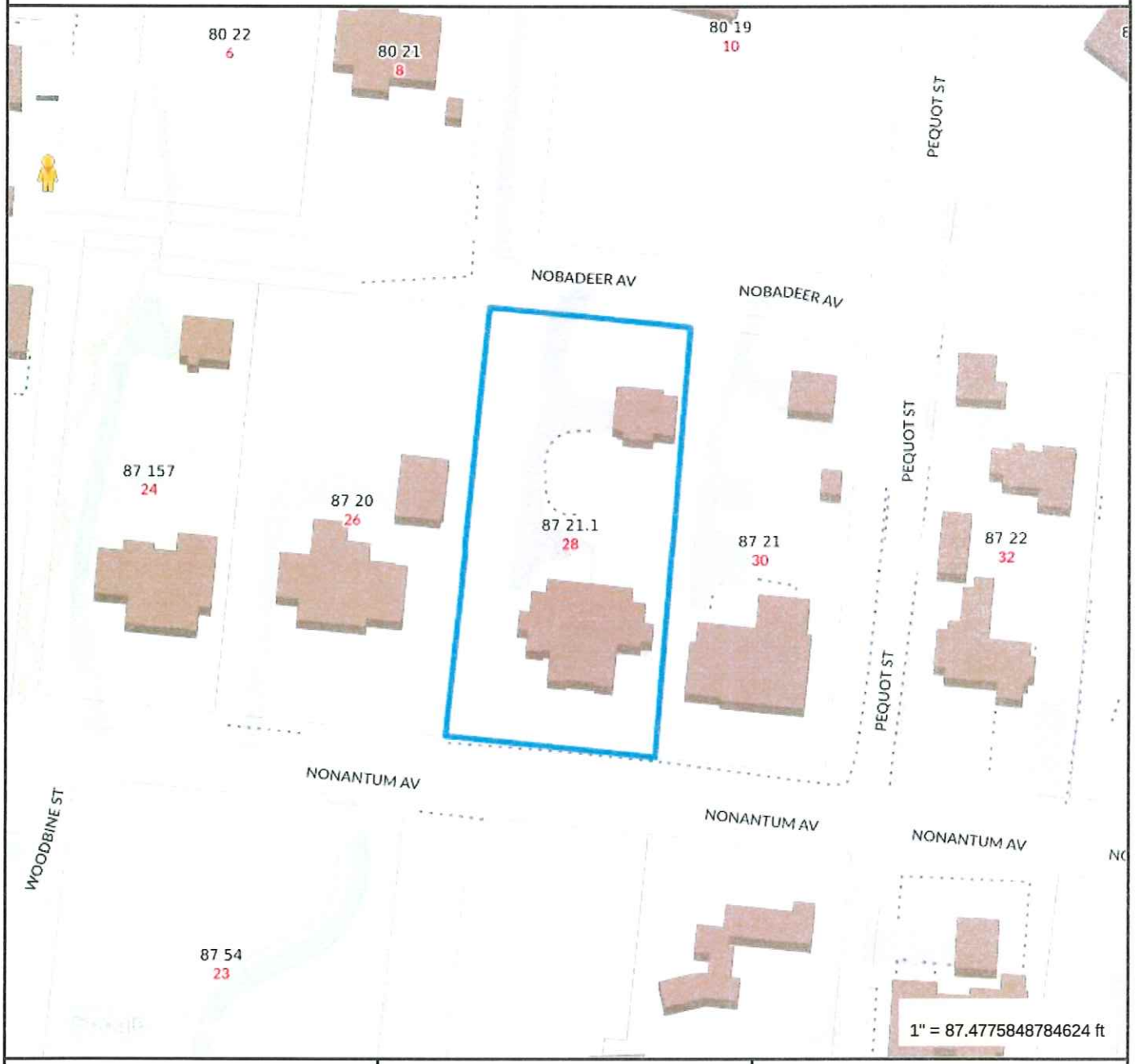
Trim White Sash White Doors White

Deck Mahogany Foundation grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	8491
Location	28 NONANTUM AV
Owner	MIDDLETON THOMAS S & LOUISE M

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
AUG 26 2024

CONSTRUCTION DOCUMENTS FOR THE:

MIDDLETON GARAGE/STUDIO

28 NONANTUM AVENUE, SURFSIDE

OWNER INFORMATION:

Thomas and Louise Middleton
667 Esplanade
Pelham, NY 10803



1 CO LOCUS
SCALE: NO SCALE

WINDOW & DOOR SCHEDULE

Middleton Garage Studio
06.20.03
01.14.04
SMR

All windows are Andersen Wainwright Double Hung, white clad w/ Simulated Divided Light and screens
Provide removable paintable interior grille, and fixed exterior grille with spacer bar between glazing
All exterior doors to be Andersen Frenchwood Series, white clad, w/ Simulated Divided Light & screens, Satin Chrome Estate HW
Provide removable paintable interior grille, and fixed exterior grille with spacer bar between glazing
All specifications as shown to be verified in field by contractor for size and match prior to order

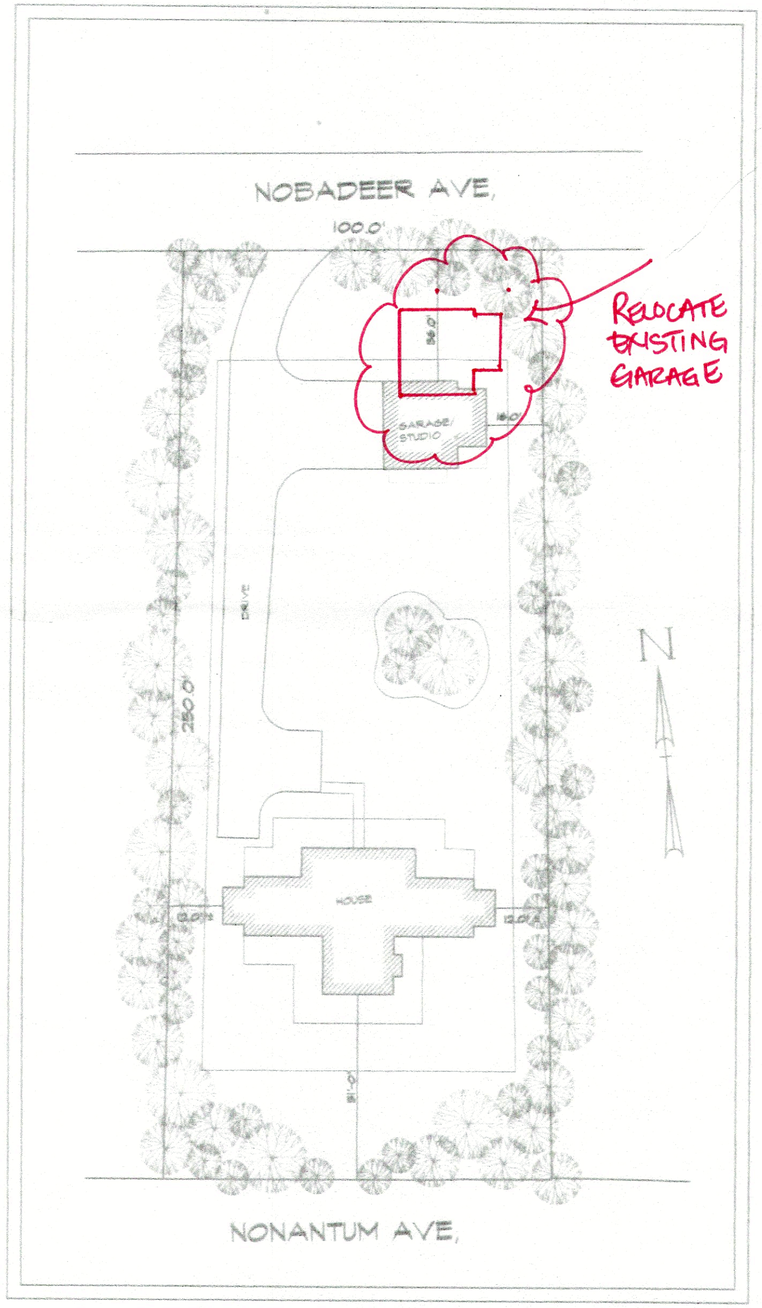
WINDOWS

Window Tag	Qty	Man. Name	Rough Opening (W x H)	Head Height unless noted	Description	Muntin Detail
A	20	WDH2442	2'-6" x 4'-4 7/8"	80"	Double Hung	8x12, 6/6
B	2	WDH2432	2'-6" x 3'-0 7/8"	80"	Double Hung	8x9, 6/6

DOORS

Door Tag	Qty	Man. Name	Rough Opening (W x H)	Head Height unless noted	Description	Muntin Detail
1	1	Brosco	3'-0" x 6'-8"	80"	6 Panel, [illegible]	[illegible]
2	1	Brosco	3'-0" x 6'-8"	80"	2 Panel, 9 Lite	9 Lite
3	1	Brosco	3'-0" x 6'-8"	80"	2 Panel, 9 Lite	9 Lite
4	1	Custom Cedar Hinged	4'-0" x 8'-8"	80"	1x4 T&G Clear Cedar, hinged	
5	1	Cedar Clad Overhead	9'-0" x 8'-6"	102" +/-	Cedar clad w/ 1x4 T&G Clear Cedar	
6	1	Cedar Clad Overhead	9'-0" x 8'-6"	102" +/-	Cedar clad w/ 1x4 T&G Clear Cedar	
7	1	FWH276BR	2'-7" x 6'-8"	80"	Full View 15 lite	15 lite

3 CO WINDOW/DOOR SCHEDULE
NO SCALE



2 CO SITE PLAN
SCALE: 1" = 30'

MIDDLETON ▲ 28 NONANTUM AVE. ▲ GARAGE/STUDIO

D. NEIL PARENT ASSOCIATES
A RESIDENTIAL & COMMERCIAL DESIGN CORPORATION

51 Old South Street
P.O. Box 2458
Nantucket Island, MA. 02584
Tel: (508) 228-4722
Fax: (508) 228-3904

459 Main Street
P.O. Box 298
Harwich Port, MA. 02646
Tel: (508) 432-4722
Fax: (508) 430-1345

COVER SHEET

DATE: 06.20.03
SCALE: AS NOTED
DRAWN BY: SMR
DRAWING NUMBER N-0900-1055

REV:
CD's 08.18.03
CD's 2nd Issue 01.14.04

SHEET CO

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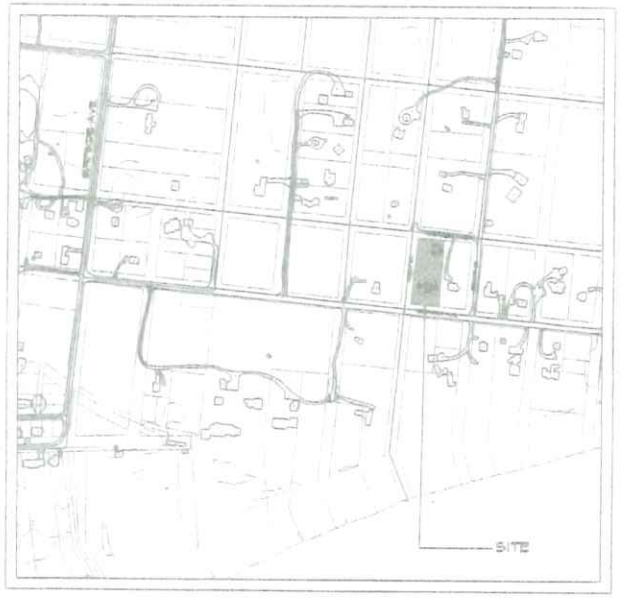
CONSTRUCTION DOCUMENTS FOR THE:

MIDDLETON GARAGE/STUDIO

28 NONANTUM AVENUE, SURFSIDE

OWNER INFORMATION:

Thomas and Louise Middleton
667 Esplanade
Pelham, NY 10803



1 LOCUS
CO SCALE: NO SCALE

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BY

WINDOW & DOOR SCHEDULE

Middleton Garage Studio
06.26.03
07.14.04
DMC

All windows are Andersen Wainwright Double Hung, white clad w/ Simulated Divided Light and screens
Provide removable paintable interior grille, and fixed exterior grille with spacer bar between glazing
All exterior doors to be Andersen Frenchwood Series, white clad, w/ Simulated Divided Light & screens, Satin Chrome Estate HW
Provide removable paintable interior grille, and fixed exterior grille with spacer bar between glazing
All specific items as shown to be verified in field by contractor for size and match prior to order

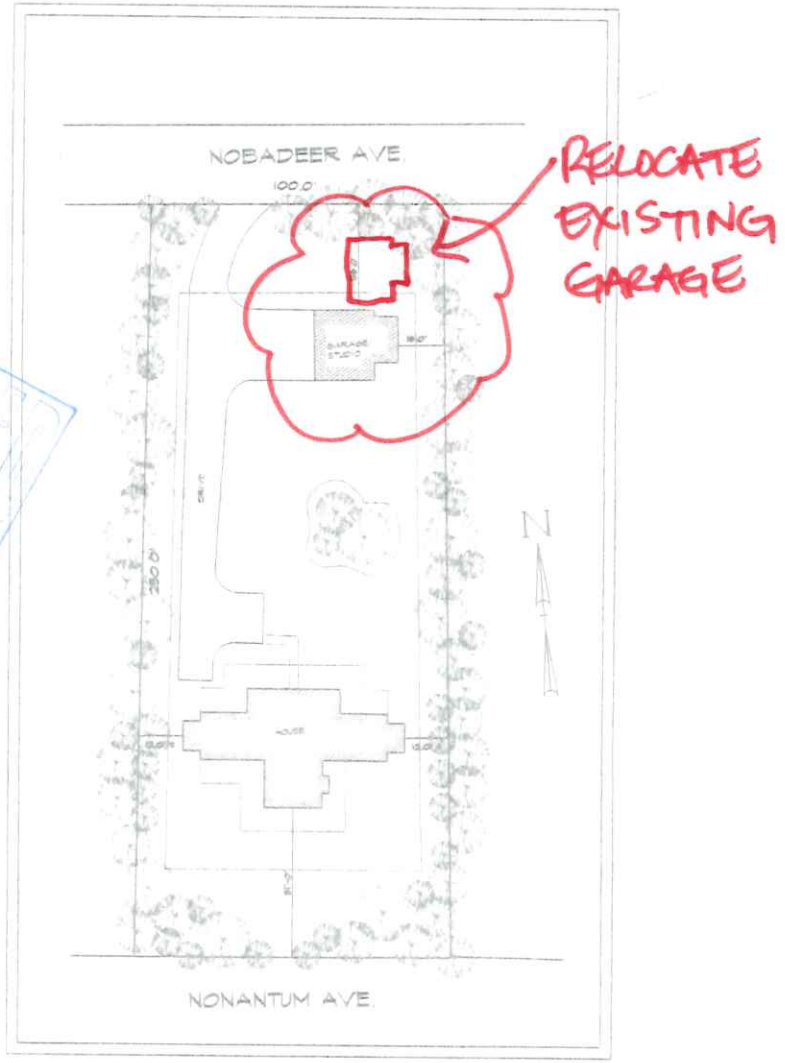
WINDOWS

Window Tag	Qty	Man. Name	Rough Opening (W x H)	Head Height Unless noted	Description	Muntin Detail
A	1	WDH2642	2'-6" x 4'-1 7/8"	80"	Double Hung	as (2) 6/6
B	1	WDH2452	2'-4" x 3'-0 7/8"	80"	Double Hung	as B 6/6

DOORS

Door Tag	Qty	Man. Name	Rough Opening (W x H)	Head Height Unless noted	Description	Muntin Detail
1	1	Bifold	7'-0" x 8'-0"	80"	4 - 9" Panel, [redacted]	[redacted]
2	1	Bifold	7'-0" x 8'-0"	80"	2 Panel, 9 Lite	3 Lite
3	1	Bifold	7'-0" x 8'-0"	80"	2 Panel, 9 Lite	3 Lite
4	1	Custom Cedar Hinged	4'-0" x 6'-9"	80"	1x4 T&G Clear Cedar, hinged	
5	1	Cedar Clad Overhead	9'-0" x 8'-0"	102" +/-	Cedar clad w/ 1x4 T&G Clear Cedar	
6	1	Cedar Clad Overhead	9'-0" x 8'-0"	102" +/-	Cedar clad w/ 1x4 T&G Clear Cedar	
7	1	FW-67WP	2'-10" x 6'-0"	80"	Full View 15 Bv	15 Bv

3 WINDOW/DOOR SCHEDULE
CO NO SCALE



2 SITE PLAN
CO SCALE 1" = 30'

MIDDLETON - 28 NONANTUM AVE. - GARAGE/STUDIO | COVER SHEET | DATE: 06.26.03 | SCALE: AS NOTED | DRAWN BY: SAW | DRAWING NUMBER: N-0900-1055 | SHEET CO

D. NEIL PARINI ASSOCIATES
ARCHITECTS AND PLANNERS

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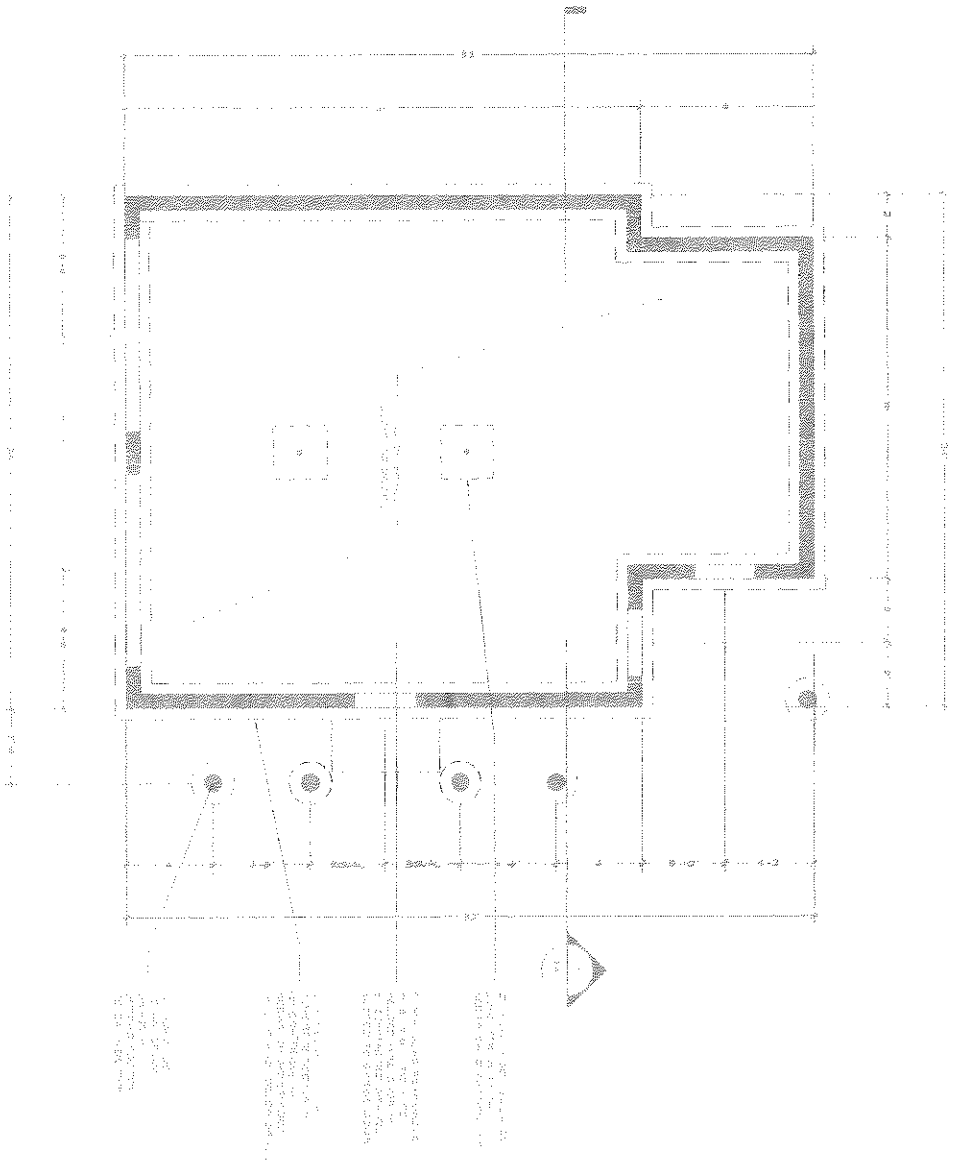
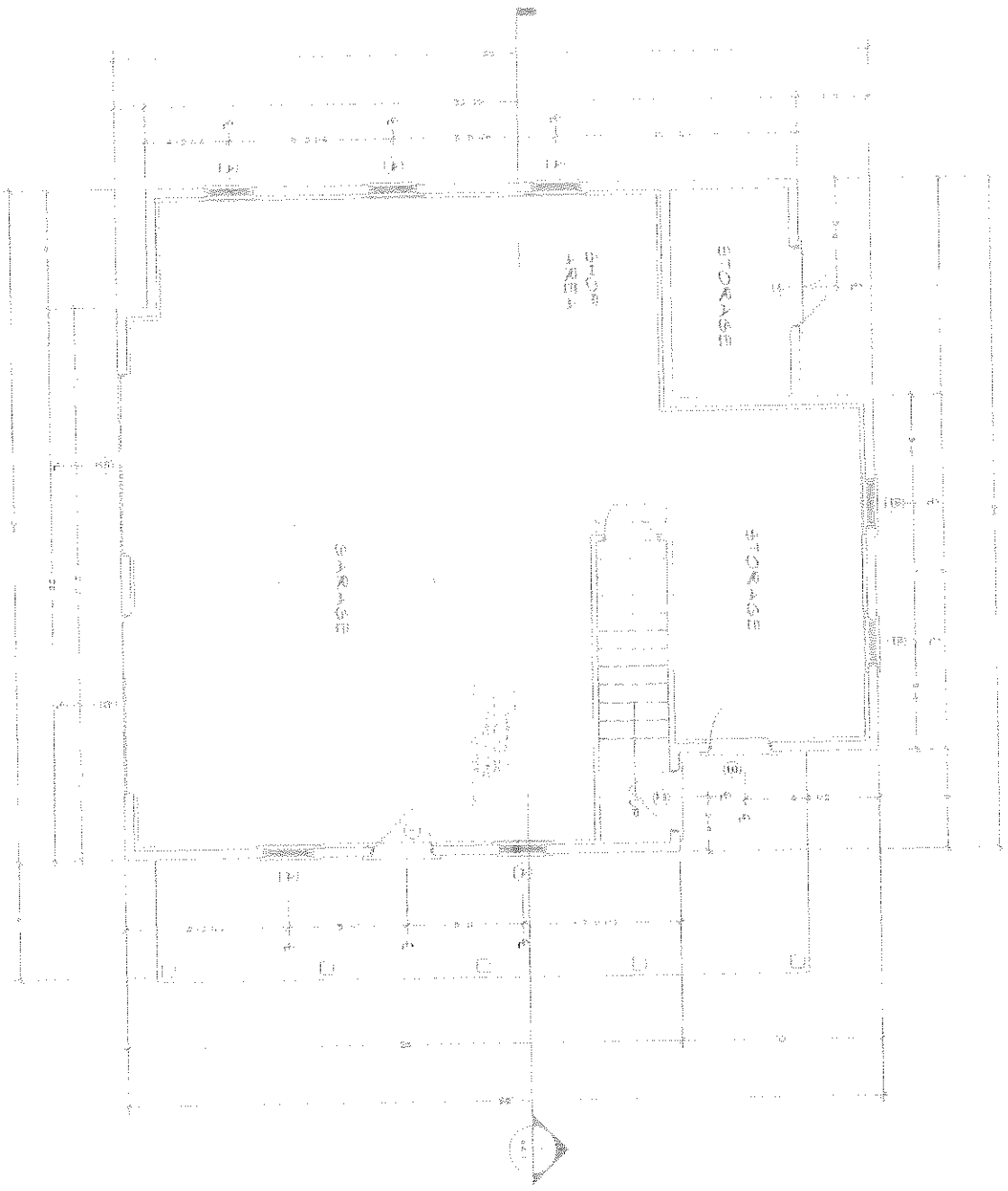


COPYRIGHT NOTICE

MIDDLETON · 28 NONANTUM AVE. · GARAGE/STUDIO | FOUNDATION PLAN

D. NEIL PARKIN ASSOCIATES

SHEET S1



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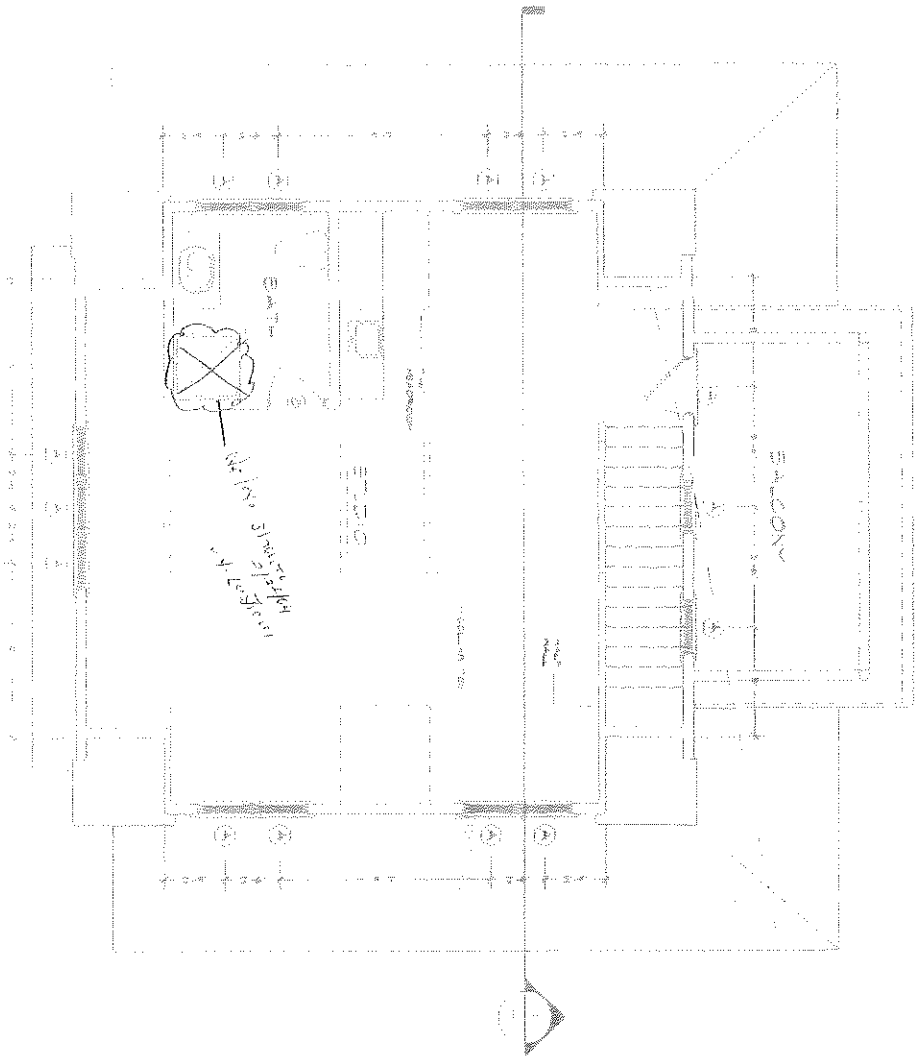
MIDDLETON · 28 NONANTUM AVE. · GARAGE/STUDIO

DANIEL PARTNERS ASSOCIATES

FIRST FLOOR PLAN

SHEET
A1



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MIDDLETON · 28 NONANTUM AVE. · GARAGE/STUDIO

SECOND FLOOR PLAN

D. NUL PARENT ASSOCIATES

DATE: [illegible] | SCALE: AS NOTED

DRAWN BY: [illegible]

DRAWING NUMBER: N°0900-1055

REV

SHEET A2





AUG 2 0 2024

MIDDLETON • 28 NONANTUM AVE. • GARAGE/STUDIO ELEVATIONS

D. NEIL PARENT ASSOCIATES
A RESIDENTIAL & COMMERCIAL DESIGN CORPORATION

DATE: 06.20.03 | SCALE: AS NOTED | REV: HDC Submittal, HDC Revs. 7.3.03, HDC Revs. 7.18.03

DRAWN BY: SMB/RJH

DRAWING NUMBER: N•0900•1055

SHEET A3

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MIDDLETON - 28 NONANTUM AVE. - GARAGE/STUDIO ELEVATIONS

D. NEIL PARENT ASSOCIATES
ARCHITECTURAL & COMMERCIAL PROFESSIONAL CORPORATION

DATE: 06.20.07 | SCALE: AS NOTED | REV: HDC Submittal, HDC Revs. 7.3.07, HDC Revs. 7.18.07

DRAWN BY: SMB/RJH

DRAWING NUMBER N-0900-1055

SHEET A4

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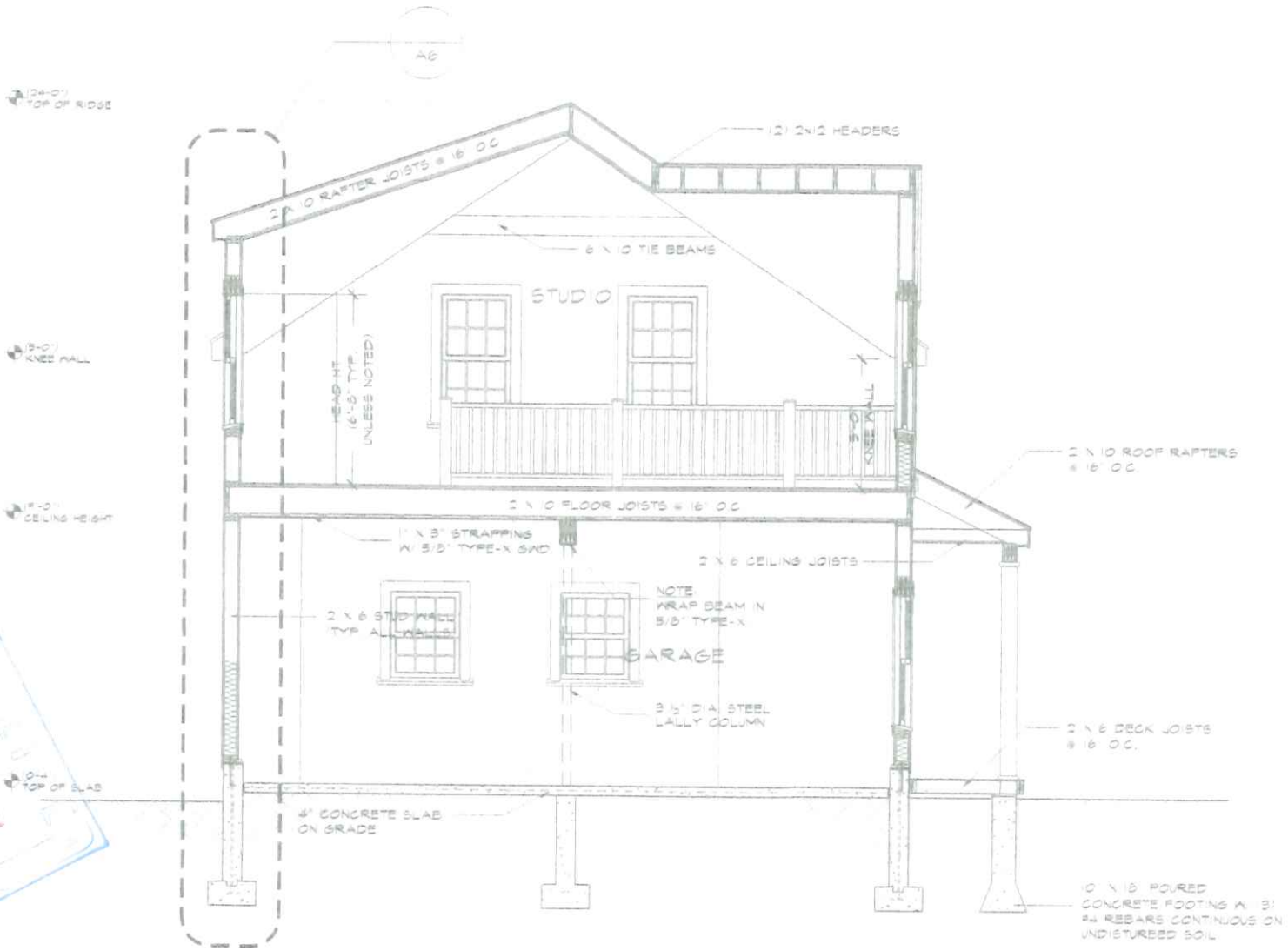


1 A5 CROSS SECTION
3/8"=1'-0"

AUG 26 2024
BY

MIDDLETON • 28 NONANTUM AVE. • GARAGE/STUDIO BUILDING SECTION

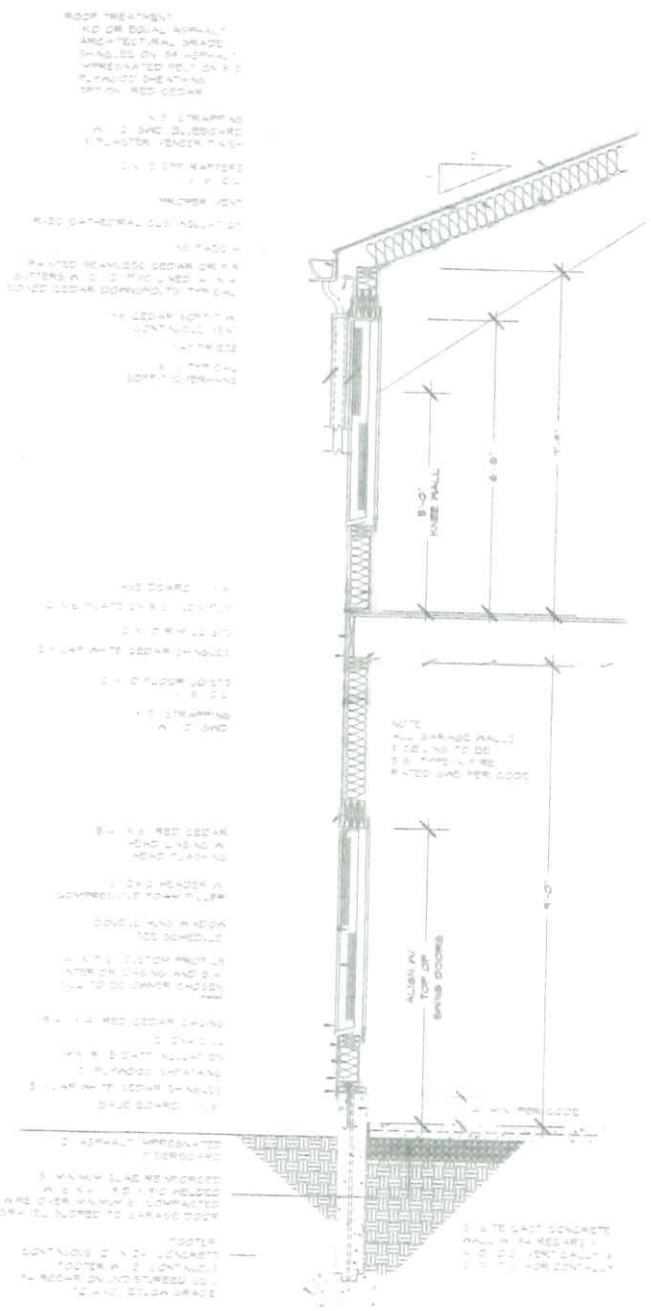
D. NEIL PARENT ASSOCIATES
A RESIDENTIAL & COMMERCIAL DESIGN CORPORATION

DATE: 06.20.03
SCALE: AS NOTED
DRAWN BY: SMB/RJH
DRAWING NUMBER: N•0900•1055

REV:
HDC Submittal
HDC Revs. 7.3.03
HDC Revs. 7.18.03
CD's 01.12.04

SHEET A5

COPYRIGHT NOTICE



1 WALL DETAIL
A6 1/4"=1'-0"

DEC
AUG 26 2024

MIDDLETON • 28 NONANTUM AVE. • GARAGE/STUDIO

WALL DETAIL

D. NEIL PARENT ASSOCIATES
A RESIDENTIAL & COMMERCIAL DESIGN CORPORATION

DATE: 06.20.03
SCALE: AS NOTED
DRAWN BY: SMR/RJH
DRAWING NUMBER N•0900•1055

REV:
HDC Submittal
HDC Revs. 7.2.03
HDC Revs. 7.18.03
CD's 01.12.04

SHEET A6

COPYRIGHT NOTICE

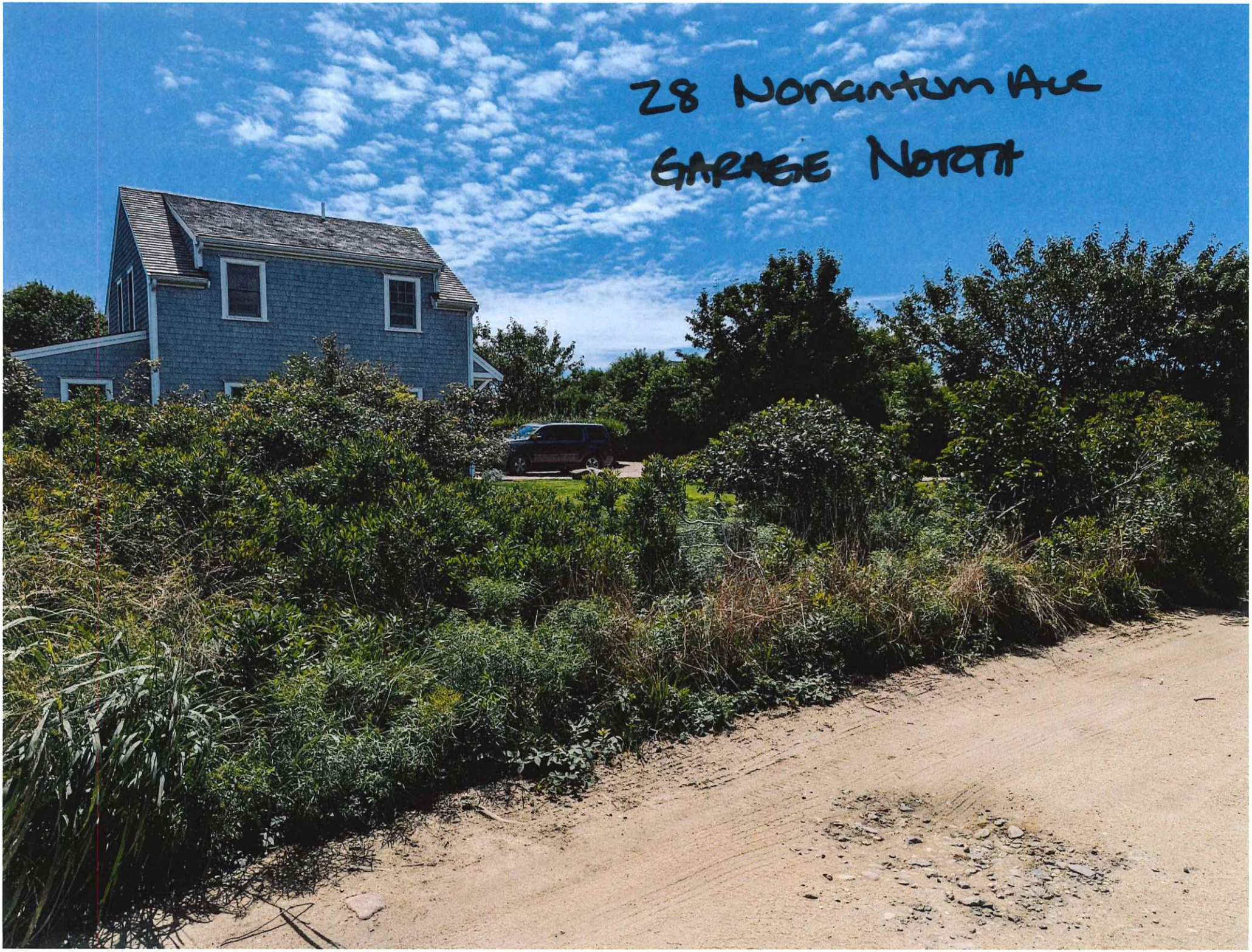

28 Nonantum Ave
MH


28 Nonantum Ave
North
#28
NOBADEER AVE


28 Nanantum
garage
west


28 Nonantum Ave
garage
South


28 Nonantum Ave
GARAGE NORTH


28 Nonantum Ave
GARAGE North


28 Nonantum Ave
2 LOTS IN
PEQUOT ST.


28 Nonantum Ave
Main House


28 Nonantum Ave
Main House

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Rockbyrne LLC

STREET ADDRESS 30 Pocomo Rd

MAP/PARCEL 14/76

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

August 26, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing — Signature

August 24, 2024 — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 14 PARCEL N°. 76

Street & Number of Proposed Work: 30 Pocomo Rd

Owner of record: Rockbourne LLC

Mailing Address: 26 Driftway Ln

Darien, CT 06820

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Toni Ewing (Victoria) c/o Link 02554

Mailing Address: P.O. Box 1001

Nantucket, MA 02554

Contact Phone #: 508-221-8274 E-mail: link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☑ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

New driveway entry gate

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	14 76
Location	30 POCOMO RD
Owner	ROCKBYRNE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/02/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

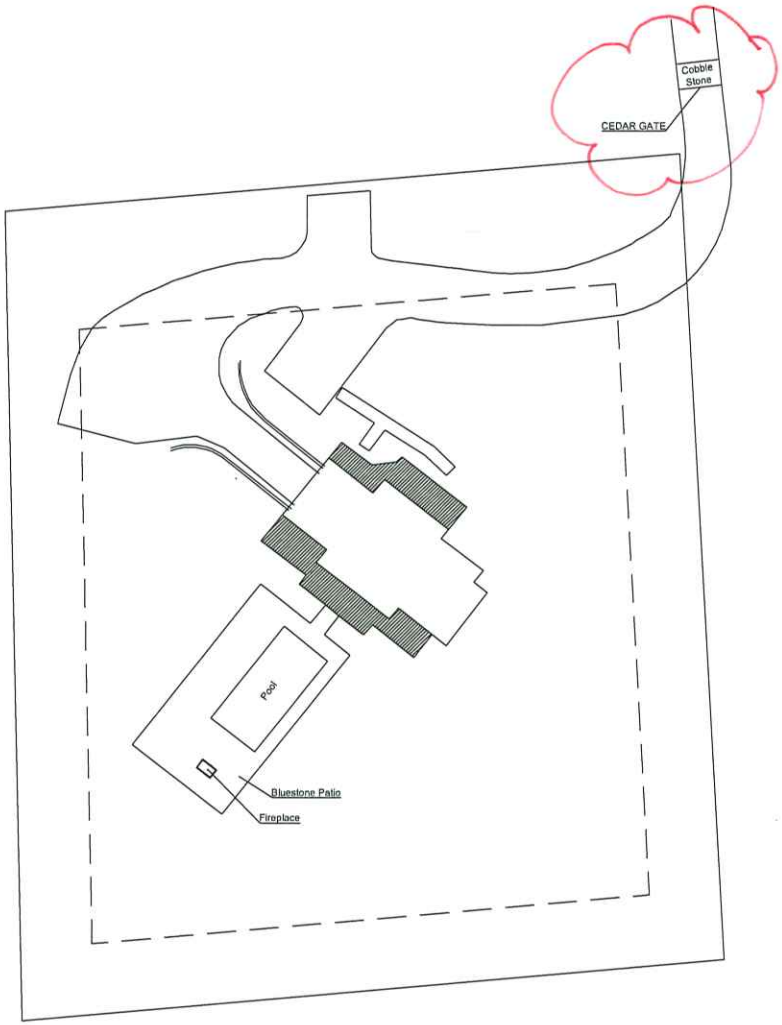
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

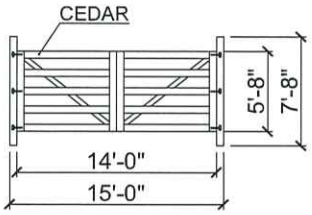
30 Pocomo Rd

-Drawing-

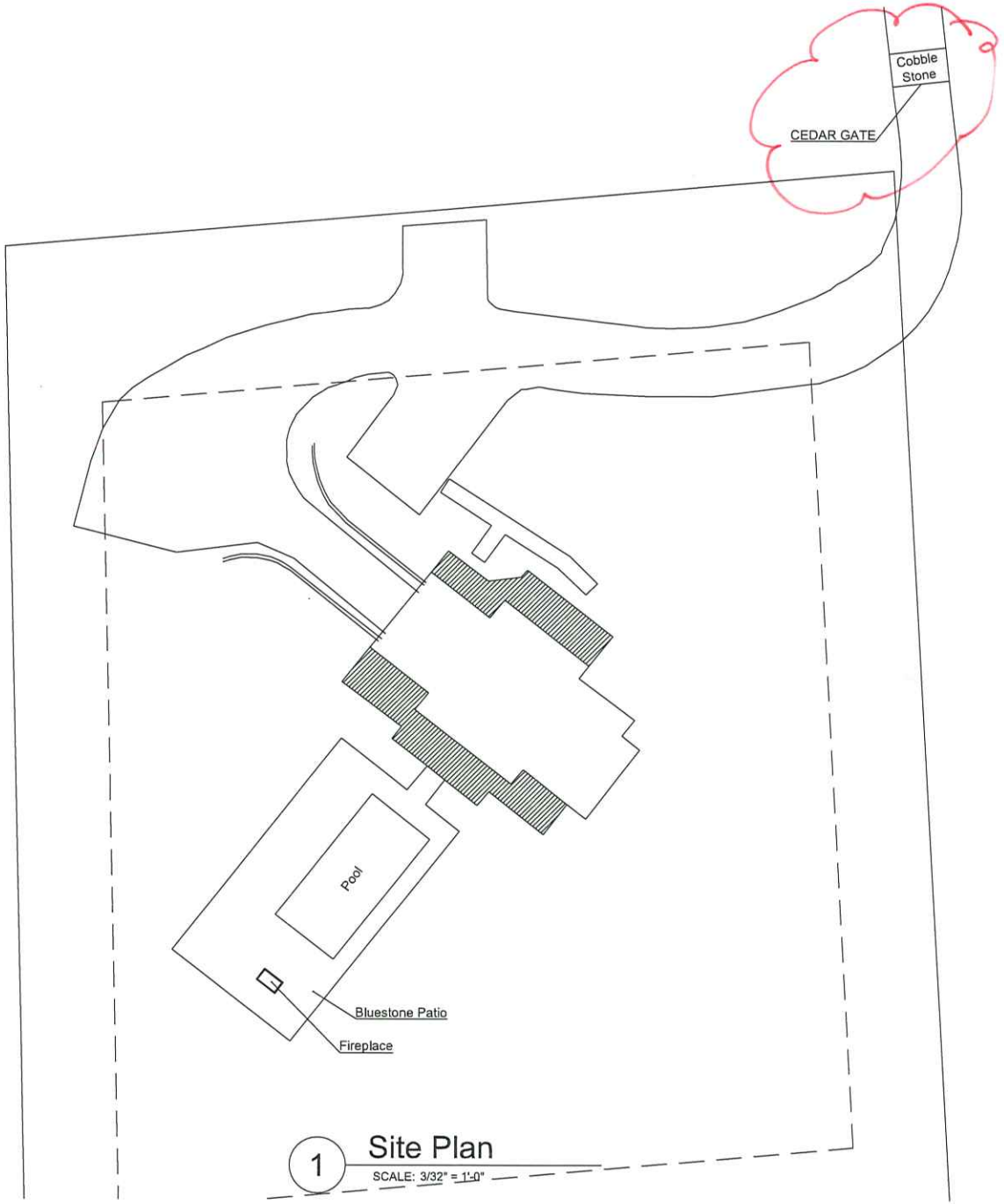
-Revisions-



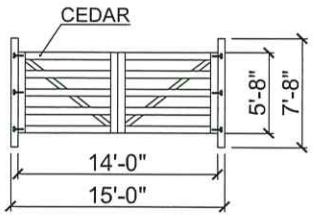
1 Site Plan
SCALE: 1/16" = 1'-0"



2 Gate Elevation
SCALE: 1/4" = 1'-0"



1 Site Plan
SCALE: 3/32" = 1'-0"



2 Gate Elevation
SCALE: 1/4" = 1'-0"

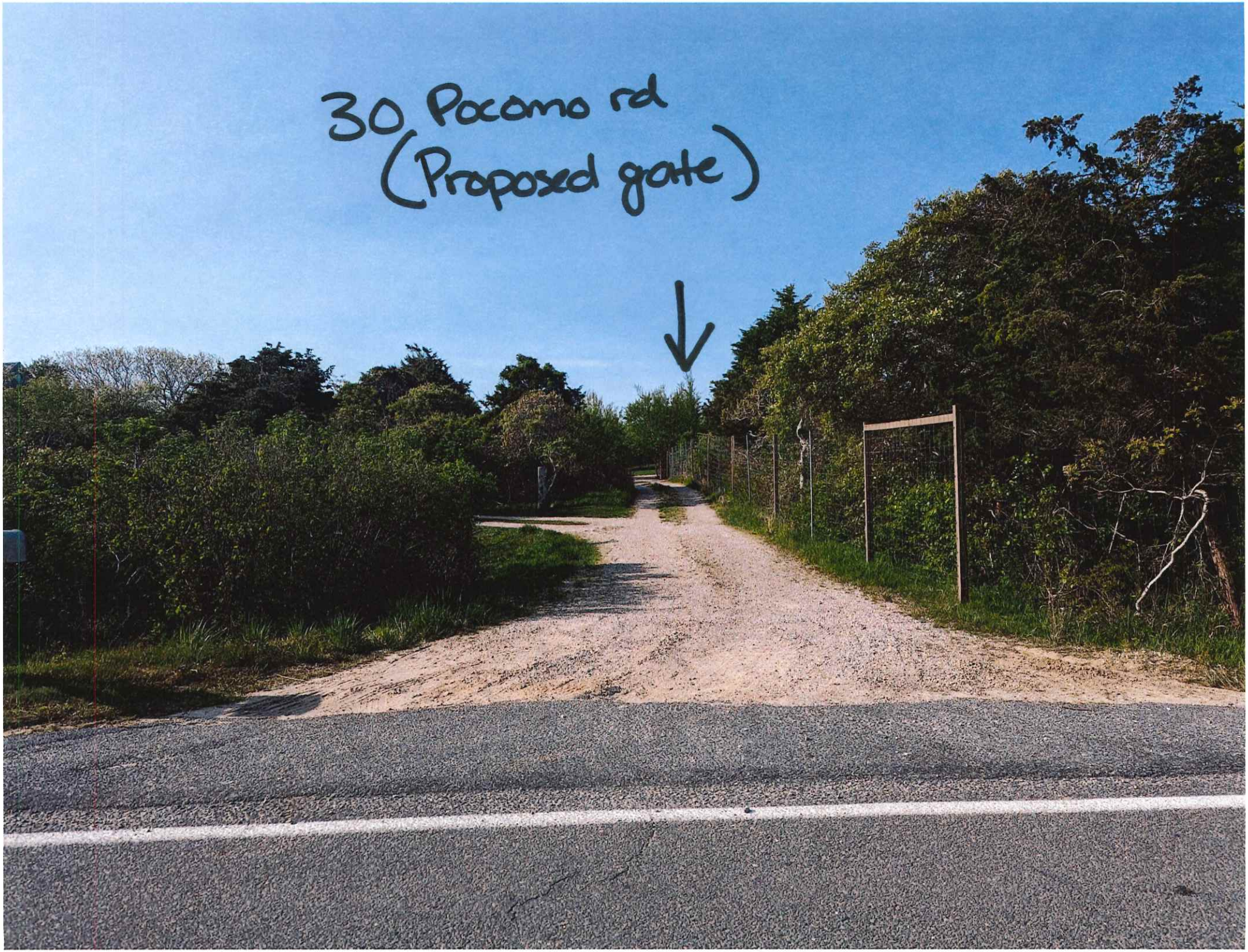
LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

30 Docomo Rd

-Drawing-

-Revisions-


30 Pocono rd
(Proposed gate)


30 Pocoma Rd
(Proposed gate)

30
Pocono
rd

Propos
gate




30 Pocomo Rd (Proposed gate)

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Emmg c/o Link 02554

AS AGENT FOR Regen Horchow

STREET ADDRESS 33 Cliff Road

MAP/PARCEL 42.4.4 / 5

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Emmg 8/26/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 Cliff Rd

Owner of record: Horchow Regen & Rootman Elizabeth Trust

Mailing Address: 1918 N Olive St #1603

Dallas, Tx 75201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link02554

Mailing Address: P.O. Box 1801

Nantucket MA 02554

Contact Phone #: 508-221-8274 E-mail: link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building OFF ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other TO 11 EQUATOR DRIVE MAP 66 PARCEL 262

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE OFF
NO EXTERIOR CHANGES

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

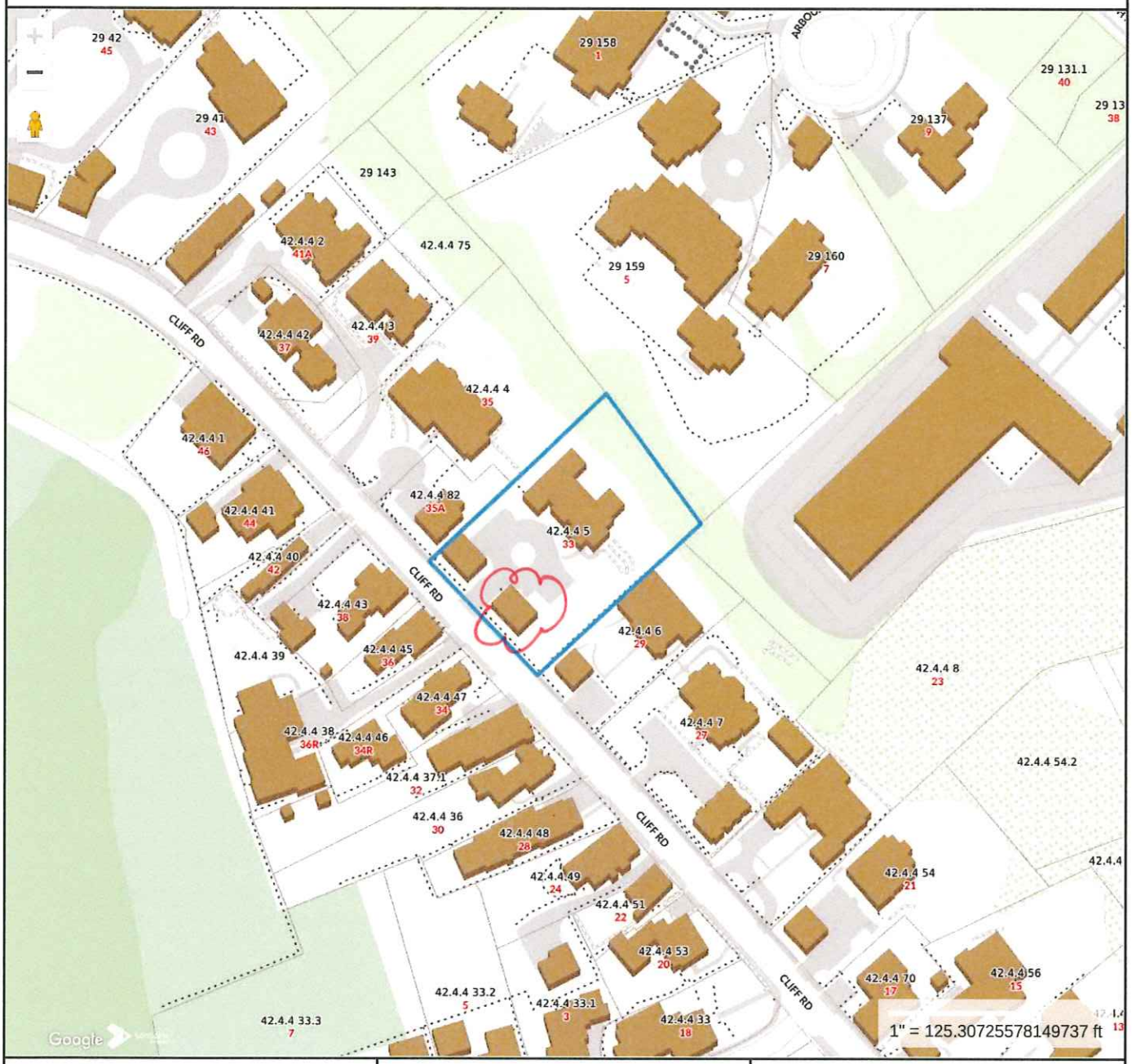
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	10614
Location	33 CLIFF RD
Owner	HORCHOW REGEN & ROUTMAN ELIZABETH H TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ NC5-13
FILM ROLL #: 4244-005
MAP/PARCEL#:

Recorded by: ANR Date: 06/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 33 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

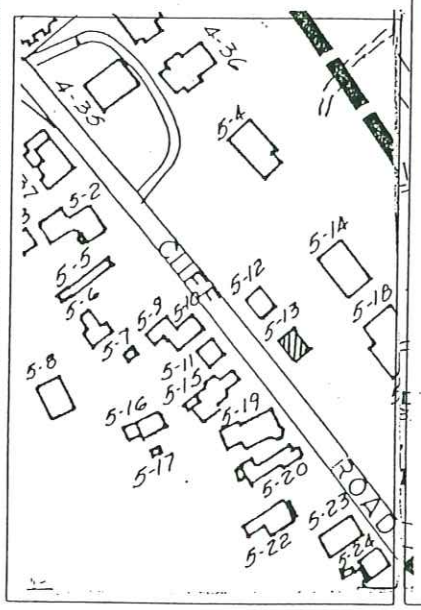
4. Present Owner: HORCHOW, REGEN

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:.62A
11. Approximate Frontage (ft.): 40
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC5-14,NC5-12
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Gable
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps

33
Cliff Rd



Cottage

33 Cliff Rd



33 Cliff Rd



33 Cliff Rd



TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER **REGEN HORCHOW**

MAILING ADDRESS **1918 N. OLIVE ST., #603, DALLAS, TX 75201**

PROPERTY LOCATION **33 CLIFF ROAD**

ASSESSORS MAP/PARCEL **42.4.4 - 5**

SUBMITTED BY:.. **Linda Williams 580-221-0432**

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley Digitally signed by Mary L. Haley Date: 2024.08.22 11:10:58 -04'00'

August 22, 2024

ASSESSOR'S OFFICE DATE:

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
29	130		30 NORTH BEACH STREET LLC		867 BOYLSTON ST	BOSTON	MA	02116	30 N BEACH ST
29	159		WOLPOW ROBIN S	C/O AUDAX GROUP- FIX	101 HUNTINGTON AVE	BOSTON	MA	02199	5 ARBOUR WY
4244	4		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE ROAD	WELLESLEY	MA	02481	35 CLIFF RD
4244	6		TWENTY NINE CLIFF ROAD LLC		1313 28TH STREET NW	WASHINGTON	DC	20007	29 CLIFF RD
4244	36		QUIRK JANE P TRST ETAL	CONFALONE JOHN A 1994 REV TRUST	PO BOX 675	REDDING	CT	06896	30 CLIFF RD
4244	37	1	COHEN BRUCE TRST	32 CLIFF ROAD TRUST	32 CLIFF RD	NANTUCKET	MA	02554	32 CLIFF RD
4244	38		HAYES KEVIN M & JULIE P		85 SEARS RD	BROOKLINE	MA	02445	36R CLIFF RD
4244	43		MOTTA JOSEPH R JR		241 WECUWA DR	FT MYERS	FL	33912	38 CLIFF RD
4244	45		ALLFATHER CAROL ETAL		205 LAKE VIEW AVE	CAMBRIDGE	MA	02138	36 CLIFF RD
4244	46		HIDDEN VIEW LLC		555 BRYANT ST #347	PALO ALTO	CA	94301	34R CLIFF RD
4244	82		NICEMOOR LLC	C/O BOGLE JOHN C JR & LYNN I	36 CARISBROOKE RD	WELLESLEY	MA	02481	35A CLIFF RD
Count:	**11**								

30 NORTH BEACH STREET LLC
867 BOYLSTON ST
BOSTON, MA 02116

WOLPOW ROBIN S
C/O AUDAX GROUP- FIX
101 HUNTINGTON AVE
BOSTON, MA 02199

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE ROAD
WELLESLEY, MA 02481

TWENTY NINE CLIFF ROAD LLC
1313 28TH STREET NW
WASHINGTON, DC 20007

QUIRK JANE P TRST ETAL
CONFALONE JOHN A 1994 REV TRUST
PO BOX 675
REDDING, CT 06896

COHEN BRUCE TRST
32 CLIFF ROAD TRUST
32 CLIFF RD
NANTUCKET, MA 02554

HAYES KEVIN M & JULIE P
85 SEARS RD
BROOKLINE, MA 02445

MOTTA JOSEPH R JR
241 WECUWA DR
FT MYERS, FL 33912

ALLFATHER CAROL ETAL
205 LAKE VIEW AVE
CAMBRIDGE, MA 02138

HIDDEN VIEW LLC
555 BRYANT ST #347
PALO ALTO, CA 94301

NICEMOOR LLC
C/O BOGLE JOHN C JR & LYNN I
36 CARISBROOKE RD
WELLESLEY, MA 02481

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554 Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 33 CLIFF ROAD

Tax Map Number: 42.4.4 Parcel Numbers: 5

Owner of Record REGEN HORCHOW

Description of Proposal: DEMOLISH/MOVE OFF GARAGE, COTTAGE AND PRIMARY DWELLING

Anticipated HDC Submission Date: MONDAY, 8/26/2024 FOR HEARING NOT BEFORE 09/10/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

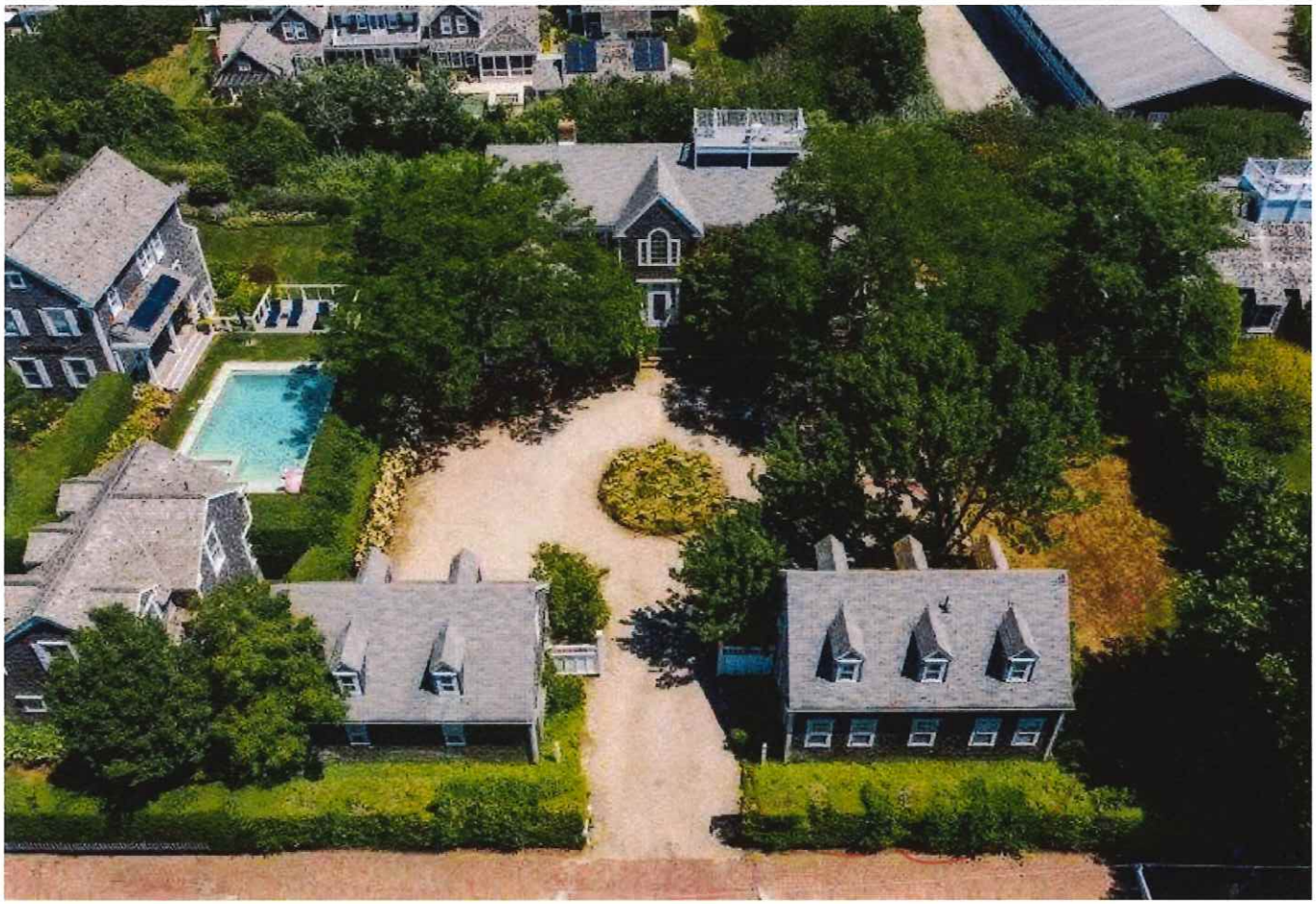
1983 COTTAGE TO BE MOVED OFF TO ANOTHER LOCATION – PRIMARY DWELLING AND GARAGE TO BE DEMOLISHED/MOVED OFF UNDER SEPARATE APPLICATION








www.myLinkMls.com





NORTH/WEST ELEVATIONS

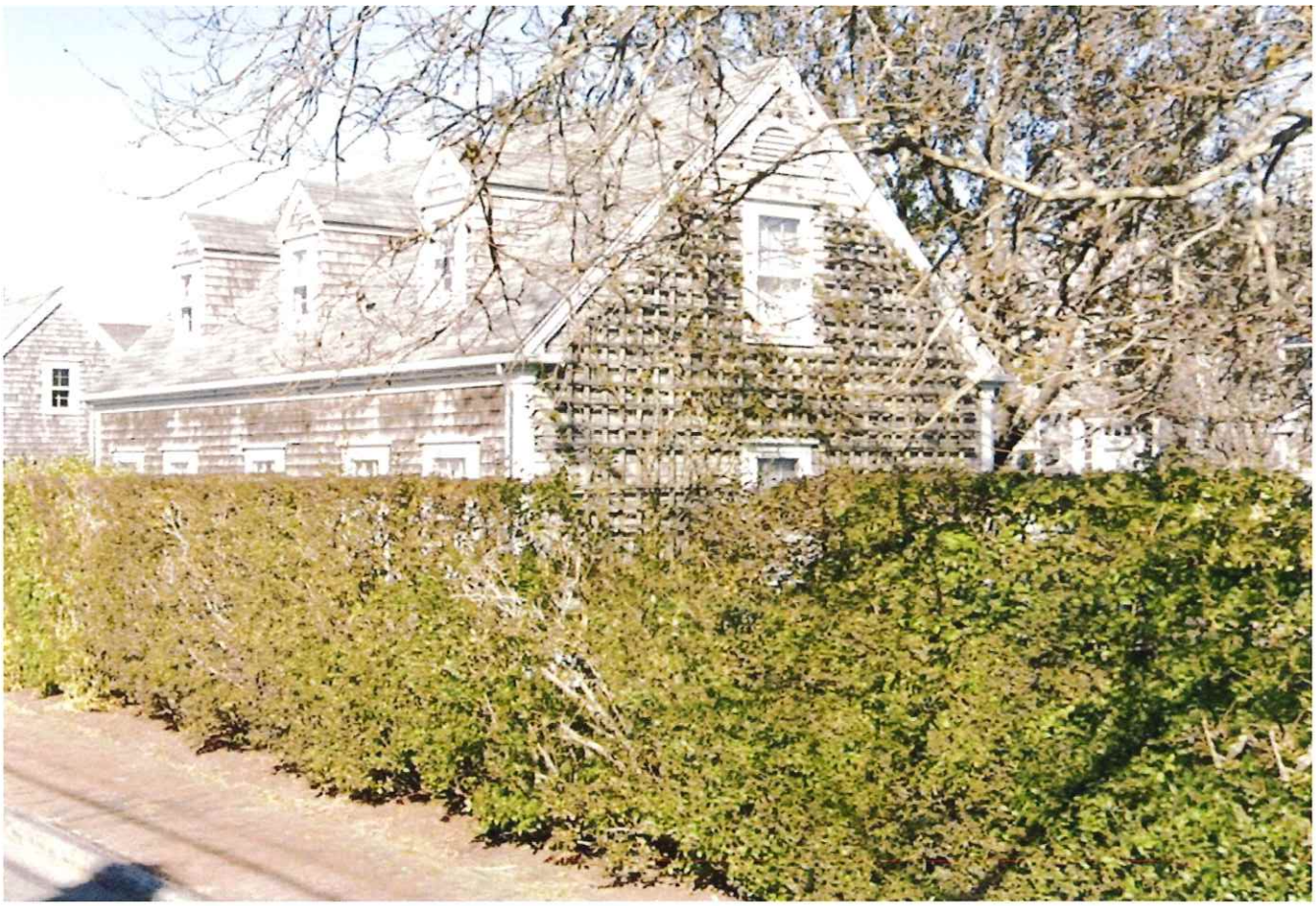


EAST ELEVATION





SOUTH ELEVATION



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I VICTORIA EMING C/O LINK 02554

AS AGENT FOR SHANNON DAVIS

STREET ADDRESS 11 EQUATOR DRIVE

MAP/PARCEL 66/262

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Eming 8/26/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 262

Street & Number of Proposed Work: 11 Equator Dr

Owner of record: Shawn Davis

Mailing Address: 11 Equator dr
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link 02554

Mailing Address: P.O. Box 1001
Nantucket, MA 02554

Contact Phone #: 508-221-8274 E-mail: Link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ON ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other FROM 33 CLIFF ROAD (COTTAGE) MAP 42.4.4 PARCEL 5

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 640 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 20' Sq. footage 2nd floor: 480 SF Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1983

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE ON
NO EXTERIOR CHANGES

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/ NC5-13
FILM ROLL #: 4244-005
MAP/PARCEL#:

Recorded by: ANR Date: 06/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 33 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

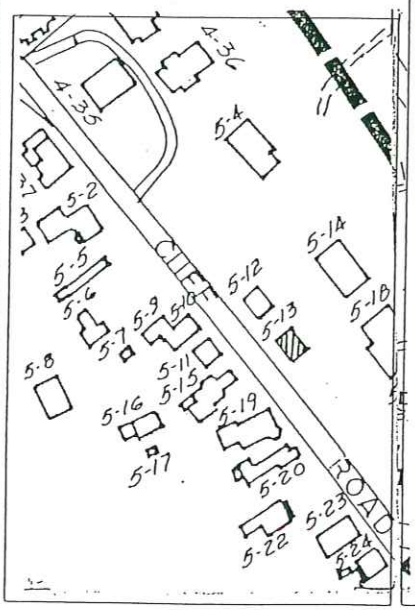
4. Present Owner: HORCHOW, REGEN

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:.62A
11. Approximate Frontage (ft.): 40
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC5-14,NC5-12
16. Other Notable Features:
N/A

DESCRIPTION

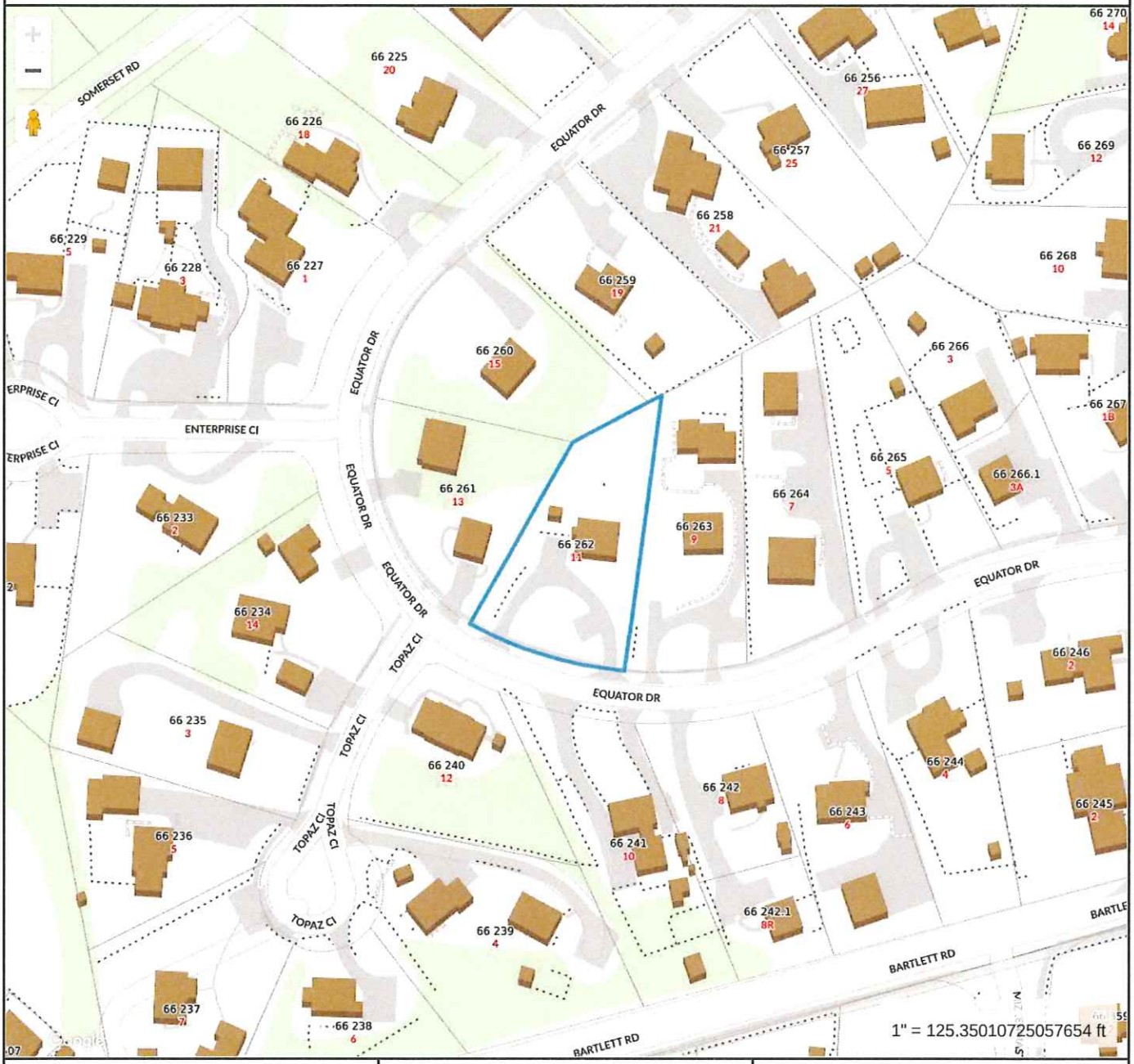
17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Gable
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: 3
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Trellis
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps



Property Information

Property ID	5078
Location	11 EQUATOR DR
Owner	DAVIS SHAWN E

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

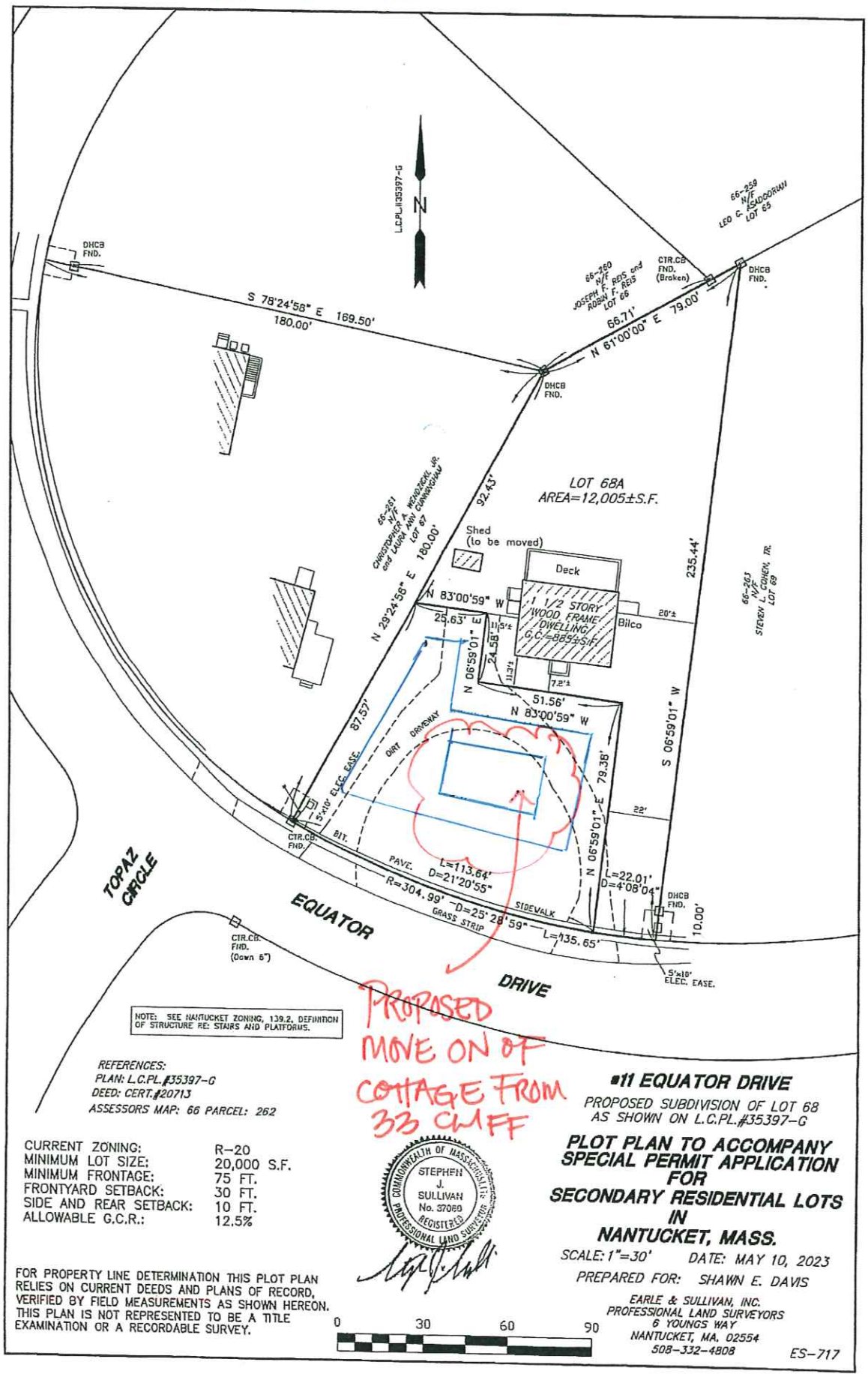
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



11 EQUATOR DR
COVENANT LOT

" Exhibit A"



NOTE: SEE NANTUCKET ZONING, 139.2, DEFINITION OF STRUCTURE RE: STAIRS AND PLATFORMS.

REFERENCES:
PLAN: L.C.PL.#35397-G
DEED: CERT.#20713
ASSESSORS MAP: 66 PARCEL: 262

CURRENT ZONING:	R-20
MINIMUM LOT SIZE:	20,000 S.F.
MINIMUM FRONTAGE:	75 FT.
FRONTYARD SETBACK:	30 FT.
SIDE AND REAR SETBACK:	10 FT.
ALLOWABLE G.C.R.:	12.5%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. SULLIVAN No. 37069 REGISTERED PROFESSIONAL LAND SURVEYOR

0 30 60 90

#11 EQUATOR DRIVE

PROPOSED SUBDIVISION OF LOT 68 AS SHOWN ON L.C.PL.#35397-G

PLOT PLAN TO ACCOMPANY SPECIAL PERMIT APPLICATION FOR SECONDARY RESIDENTIAL LOTS IN NANTUCKET, MASS.

SCALE: 1"=30' *DATE: MAY 10, 2023*

PREPARED FOR: SHAWN E. DAVIS

EARLE & SULLIVAN, INC.
PROFESSIONAL LAND SURVEYORS
6 YOUNGS WAY
NANTUCKET, MA. 02554
508-332-4808

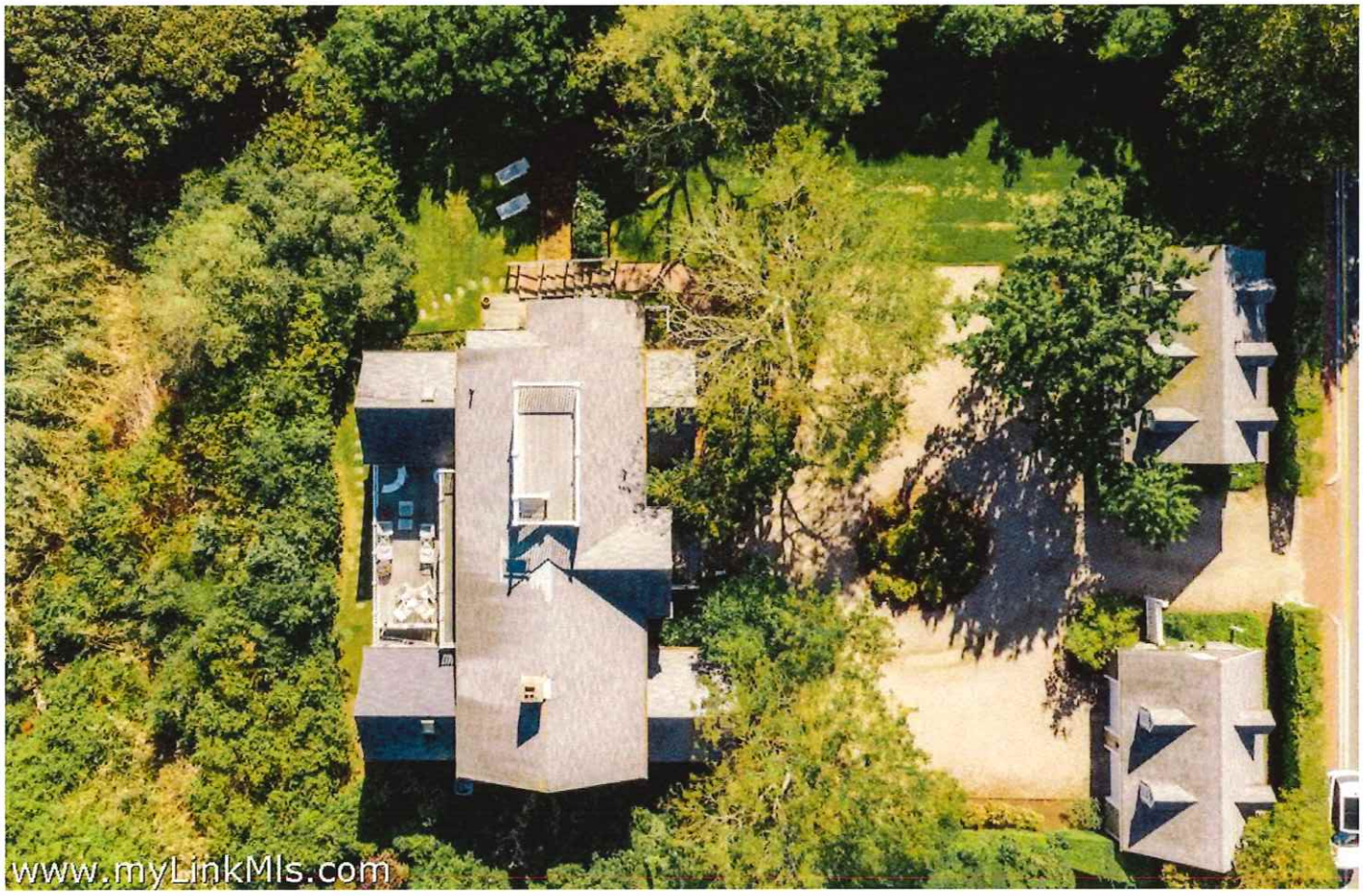
ES-717

1983 COTTAGE TO BE MOVED OFF TO ANOTHER LOCATION – PRIMARY DWELLING AND GARAGE TO BE DEMOLISHED/MOVED OFF UNDER SEPARATE APPLICATION








www.myLinkMls.com





NORTH/WEST ELEVATIONS

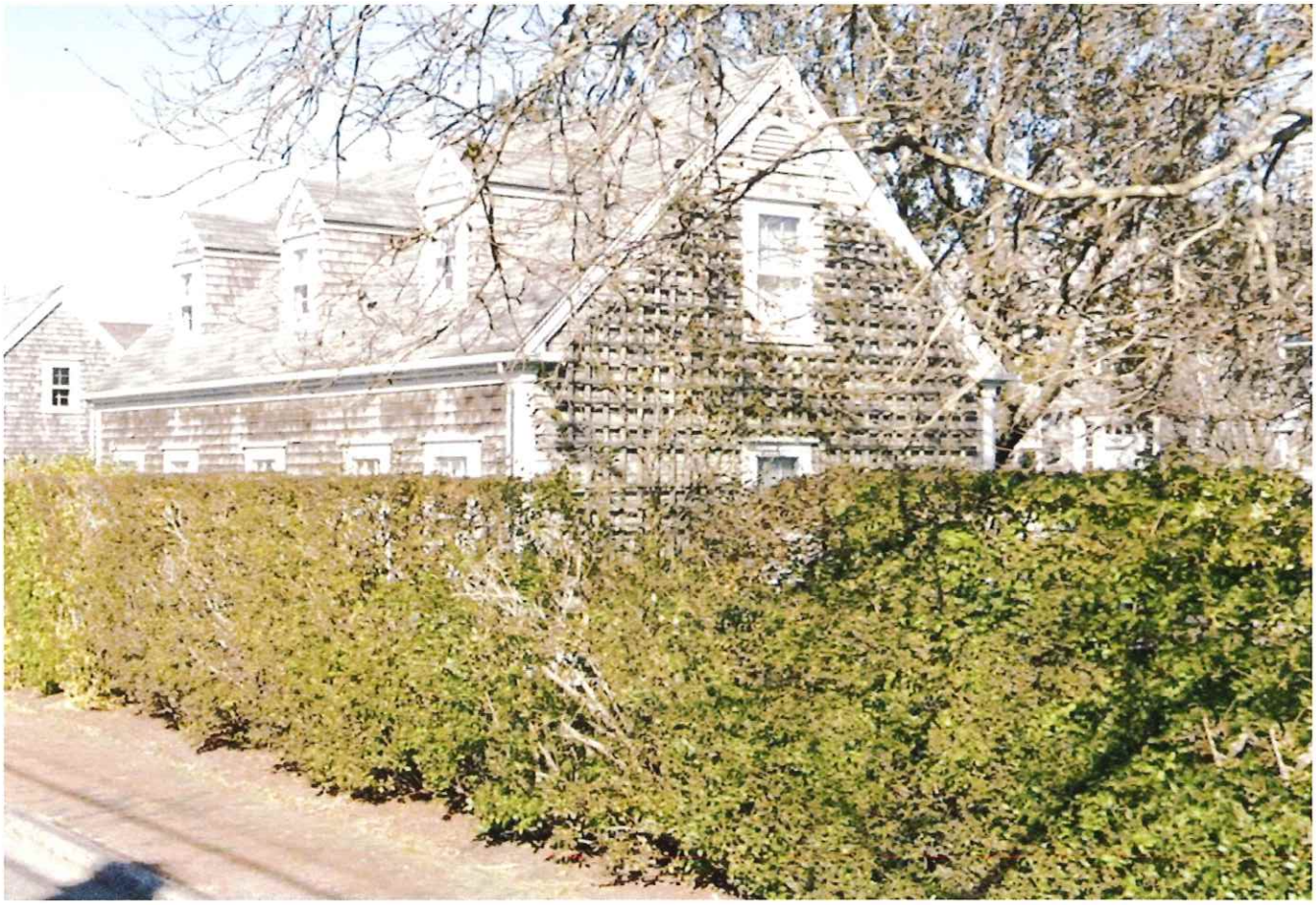


EAST ELEVATION





SOUTH ELEVATION







HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

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STAFF

Esmeralda C. Martinez
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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I VICTORIA EMING C/O LINK 02554

AS AGENT FOR ERICA KILEY

STREET ADDRESS 78A SKYLINE DRIVE

MAP/PARCEL 79/52

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/26/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Eming 8/26/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 52

Street & Number of Proposed Work: 78 Skyline Drive

Owner of record: Erica Kiley

Mailing Address: P.O. Box 611
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link02554

Mailing Address: P.O. Box 1081
Nantucket, MA 02554

Contact Phone #: 508-221-8274 E-mail: Link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☑ Pool (Zoning District UGB) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 324SF+/- ☑ 1st floor ☐ 2nd floor
CONCRETE Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

28'x36' POOL WITH WIRE MESH AND 4"x4" POSTS LANDSCAPE FENCE AND TYPE II PICKET GATE WITH CAP

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	185932
Location	78A SKYLINE DR #1
Owner	KILEY ERICA L

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

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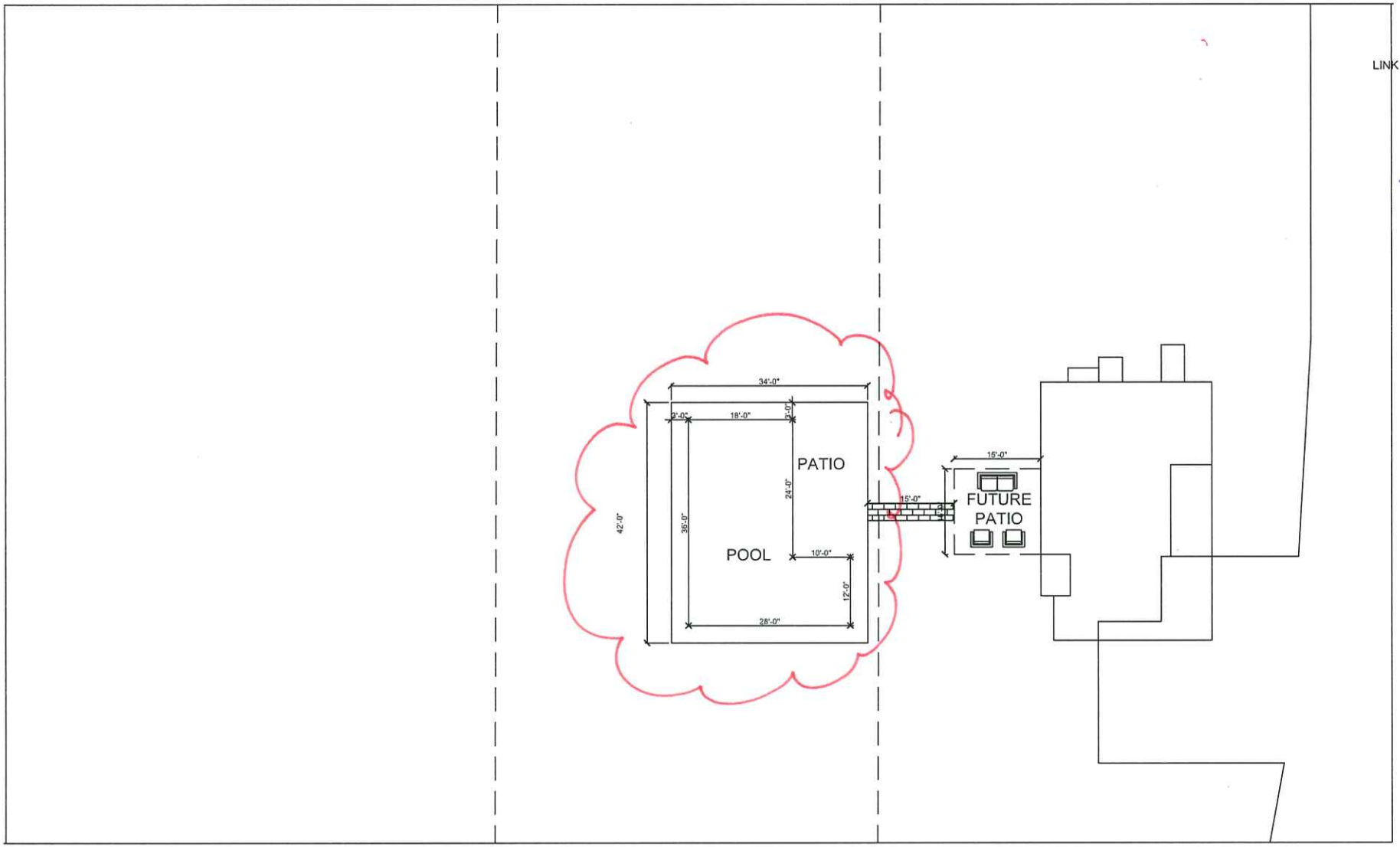


LINK PERMITTING AND DESIGN
Nantucket, Ma 02554

-Prepared For-

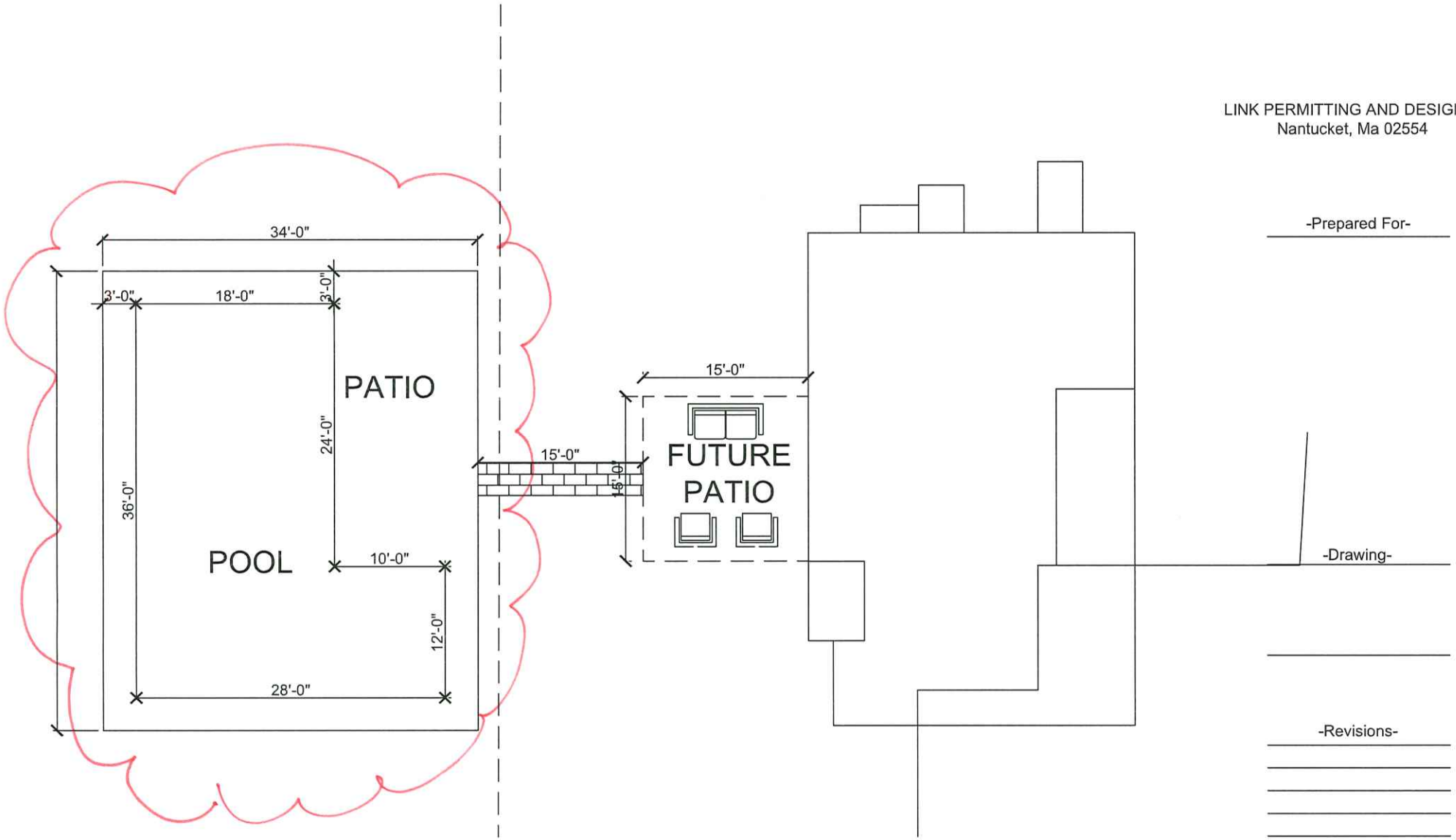
78 Skyline Dr

-Drawing-

-Revisions-

1 Site Plan

SCALE: 1/16" = 1'-0"



2 Pool Design

SCALE: 1/8" = 1'-0"

LINK PERMITTING AND DESIGI
Nantucket, Ma 02554

-Prepared For-

-Drawing-

-Revisions-

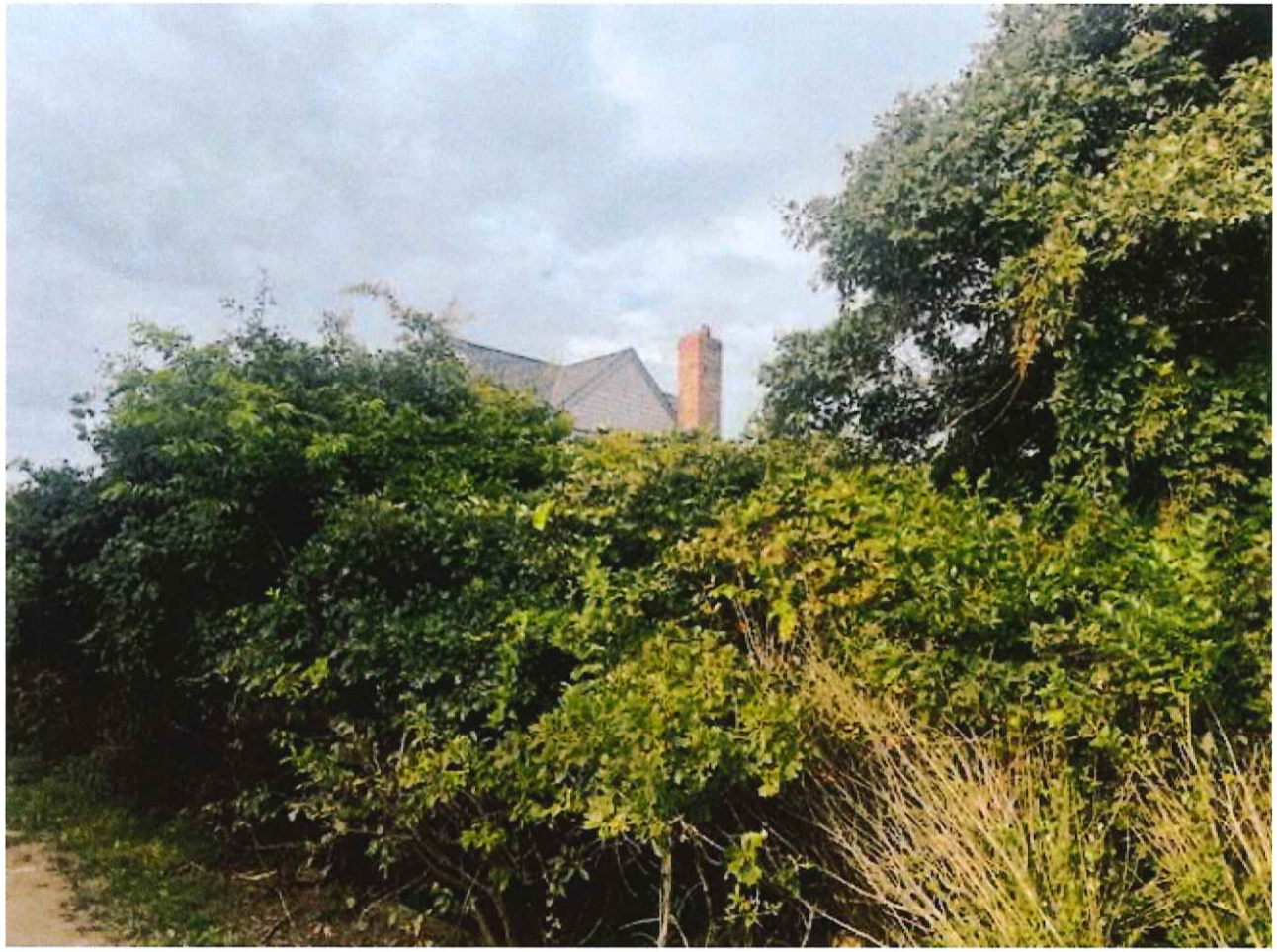
78
Skyline
Dr.



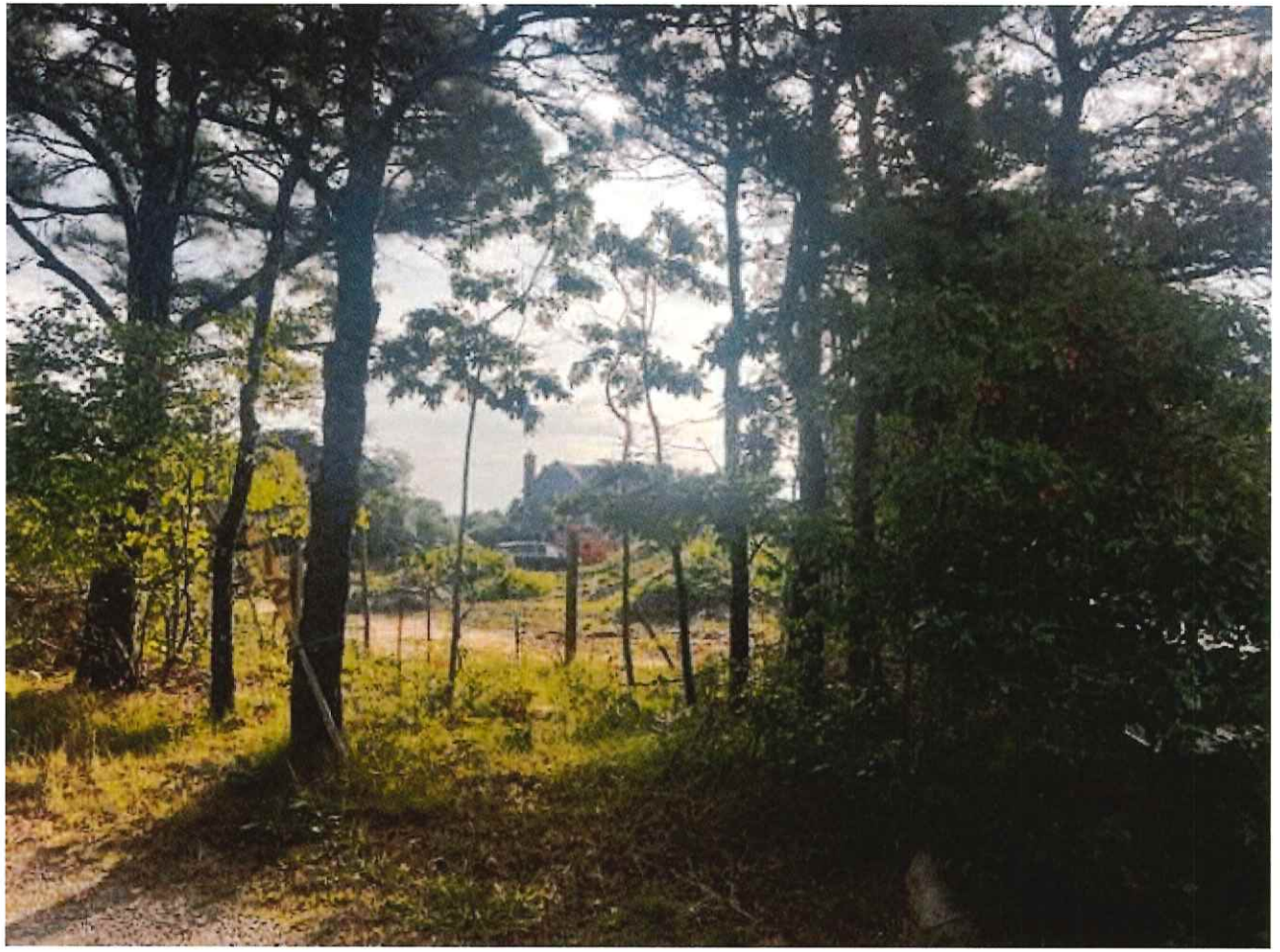
78 Skyline Dr.



78 Skyline Dr.



78 Skyline Dr.



HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR GREAT HARBOR YACHT CLUB

STREET ADDRESS 19 Nobadeer Farm Rd

MAP/PARCEL 69 | 83

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON August 26th

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing — August 26th 2024

Signature — Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 69 PARCEL N°. 83

Street & Number of Proposed Work: 19 Wauwinet Farm Rd

Owner of record: Great Harbor Yacht Club

Mailing Address: 96 Washington St
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link 02554

Mailing Address: P.O. Box 1001
Nantucket MA, 02554

Contact Phone #: 508-221-8274 E-mail: link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1989

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

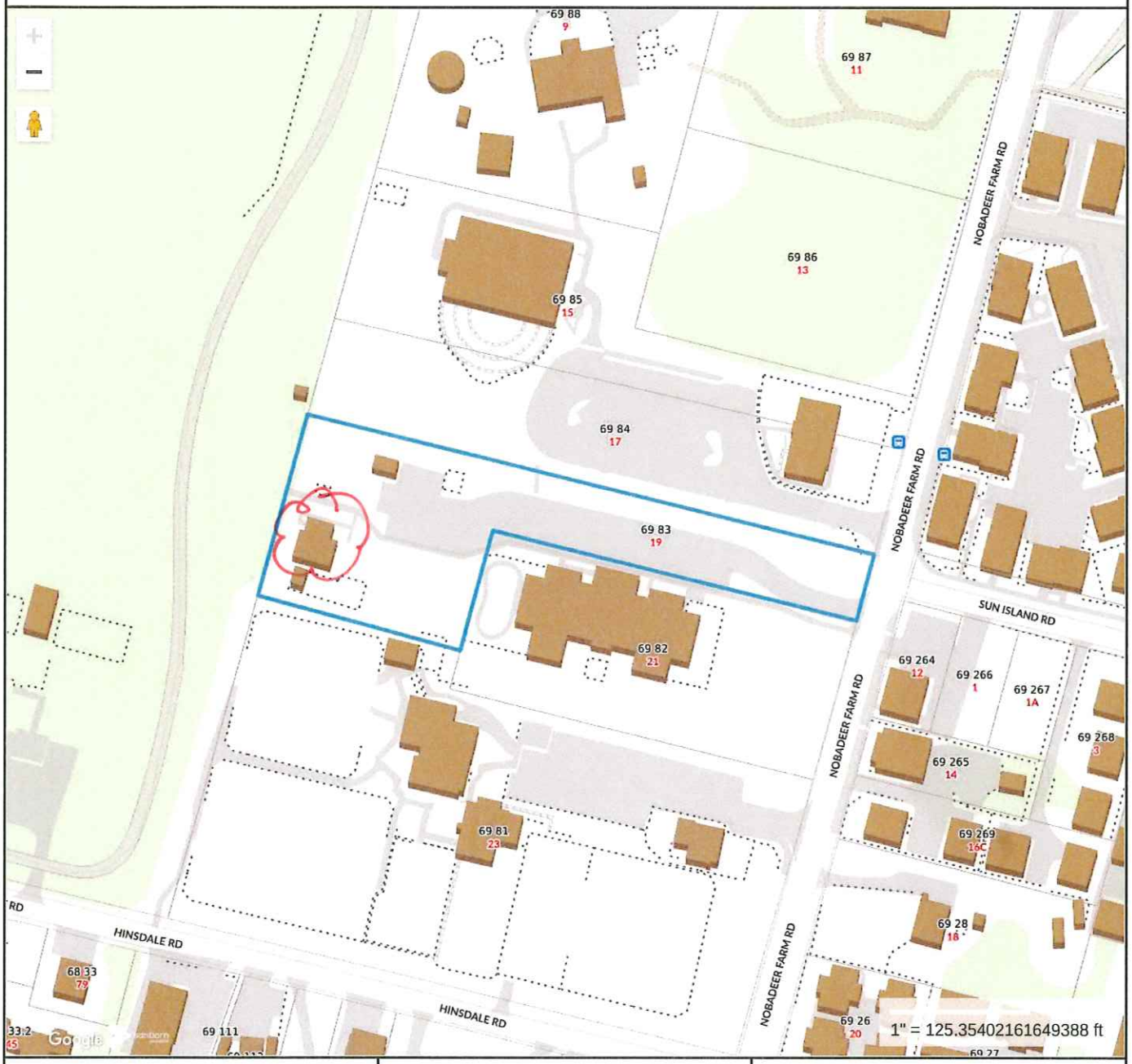
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	6705
Location	19 NOBADEER FARM RD
Owner	GREAT HARBOR YACHT CLUB INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

19 Nobadeer Farm Rd

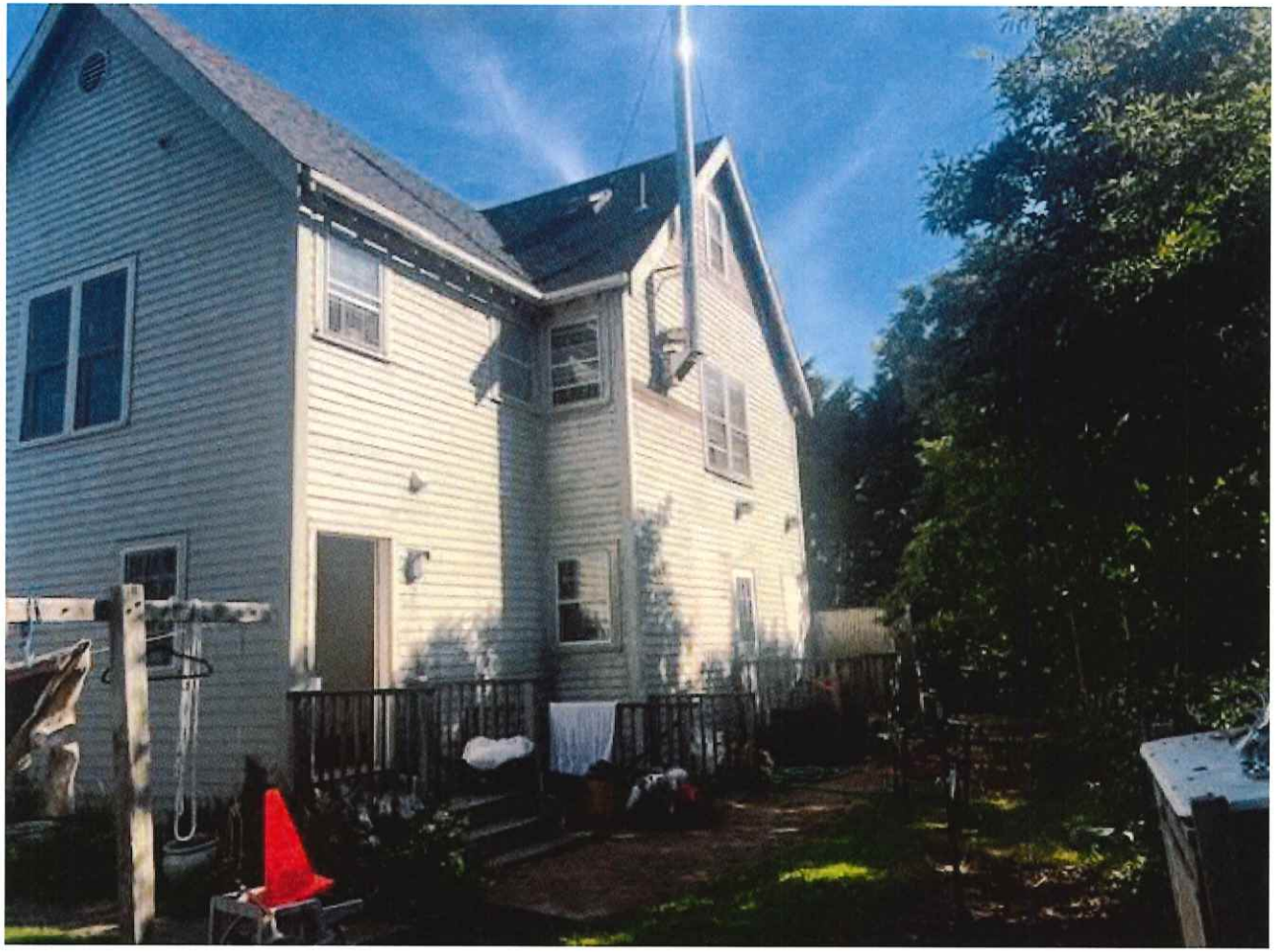


19
Nobadeer
Farm
Rd



North/
East

19 Nobadeer Farm Rd



WEST

19 Wabadee Farm Rd



South

19 Nobscot Farm Rd



South

HDC 2022 - 11 - 7503

RECEIVED NOV 23 2022



1 SITE PLAN
Scale: 1/16" = 1'-0

2 LOCUS MAP
Scale: NO SCALE

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/ACHU/ETTS 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

SEE PLAN
SCALE 1/16" = 1'-0
LOCUS MAP

HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright mg 202
2209.16.1539

HDC1

HDC 2022-11-7503

RECEIVED
NOV 23 2022
By



7 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



9 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0



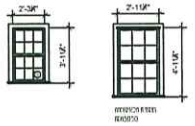
PHOTO B



8 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



10 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0



11 WINDOW SCHEDULE
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

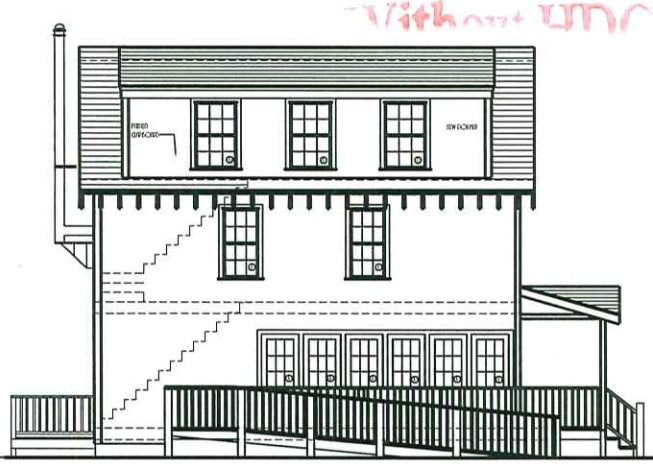
HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright reg 202

HDC3

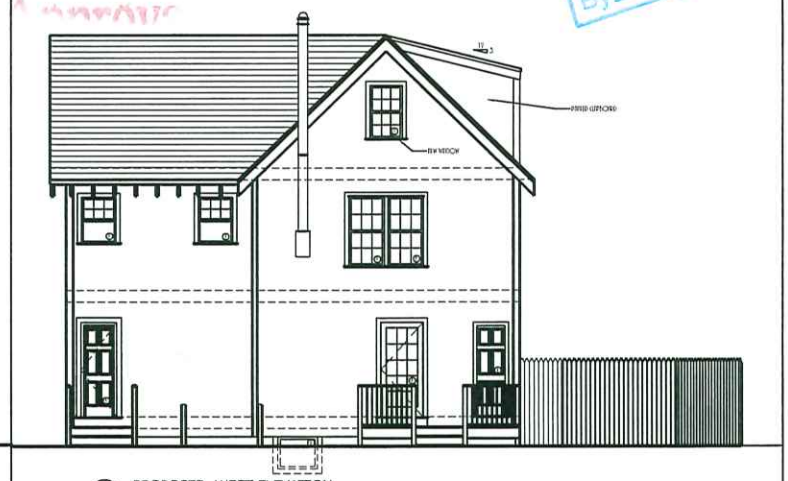
APPROVED

HDC 2022-11-7503

RECEIVED
NOV 23 2022
By



12 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



14 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0



13 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0



14 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0

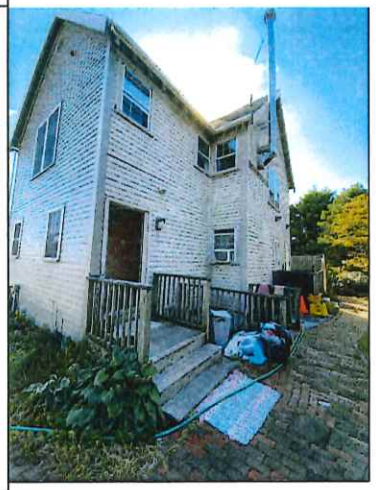


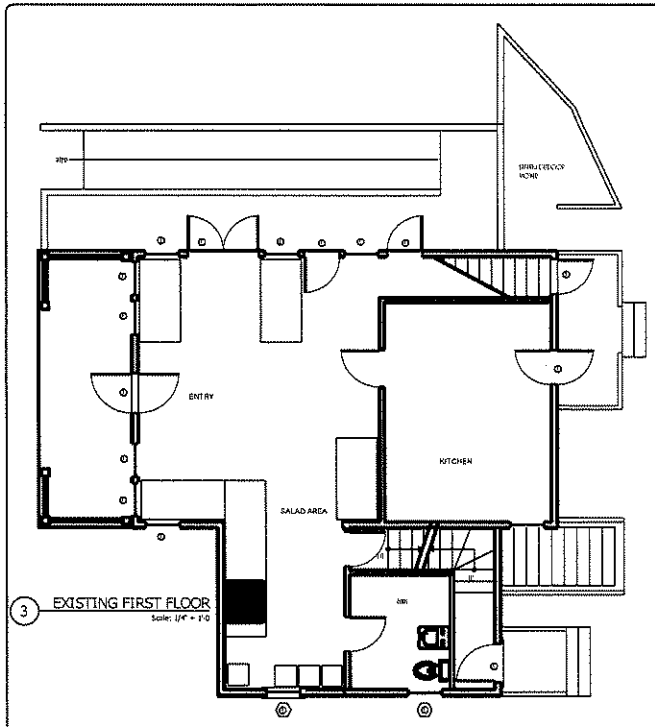
PHOTO D

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

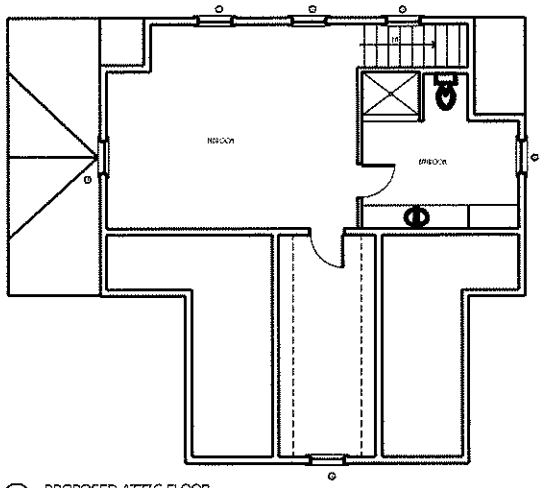
ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright nag 202
2209.161559

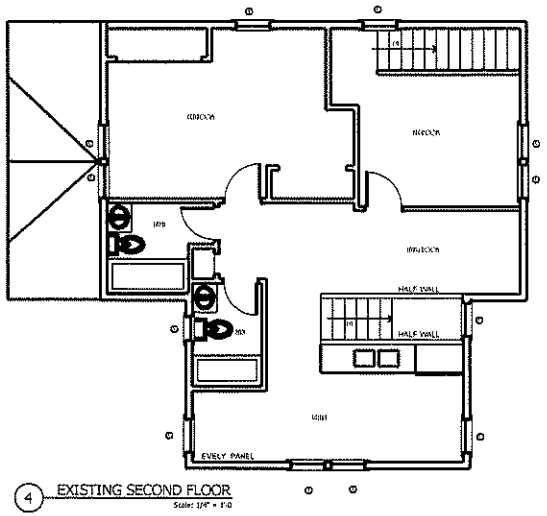
HDC4



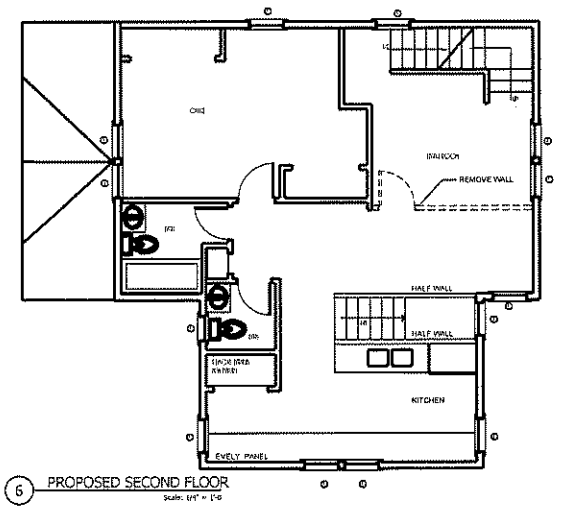
3 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0



5 PROPOSED ATTIC FLOOR
Scale: 1/4" = 1'-0



4 EXISTING SECOND FLOOR
Scale: 1/4" = 1'-0



6 PROPOSED SECOND FLOOR
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/ACMU/ETT/ 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright reg XQ

HDC2

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 CLIFF ROAD

Owner of record: REGEN HORCHOW

Mailing Address: 1918 N. OLIVE ST # 603
DALLAS, TX 75201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CLARINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1982

Original Builder: SITE OF THE SEA CLIFF INN

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH OR MOVE OFF PRIMARY DWELLING

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/25/2024 Signature of owner of record _____ Signed under penalties of perjury

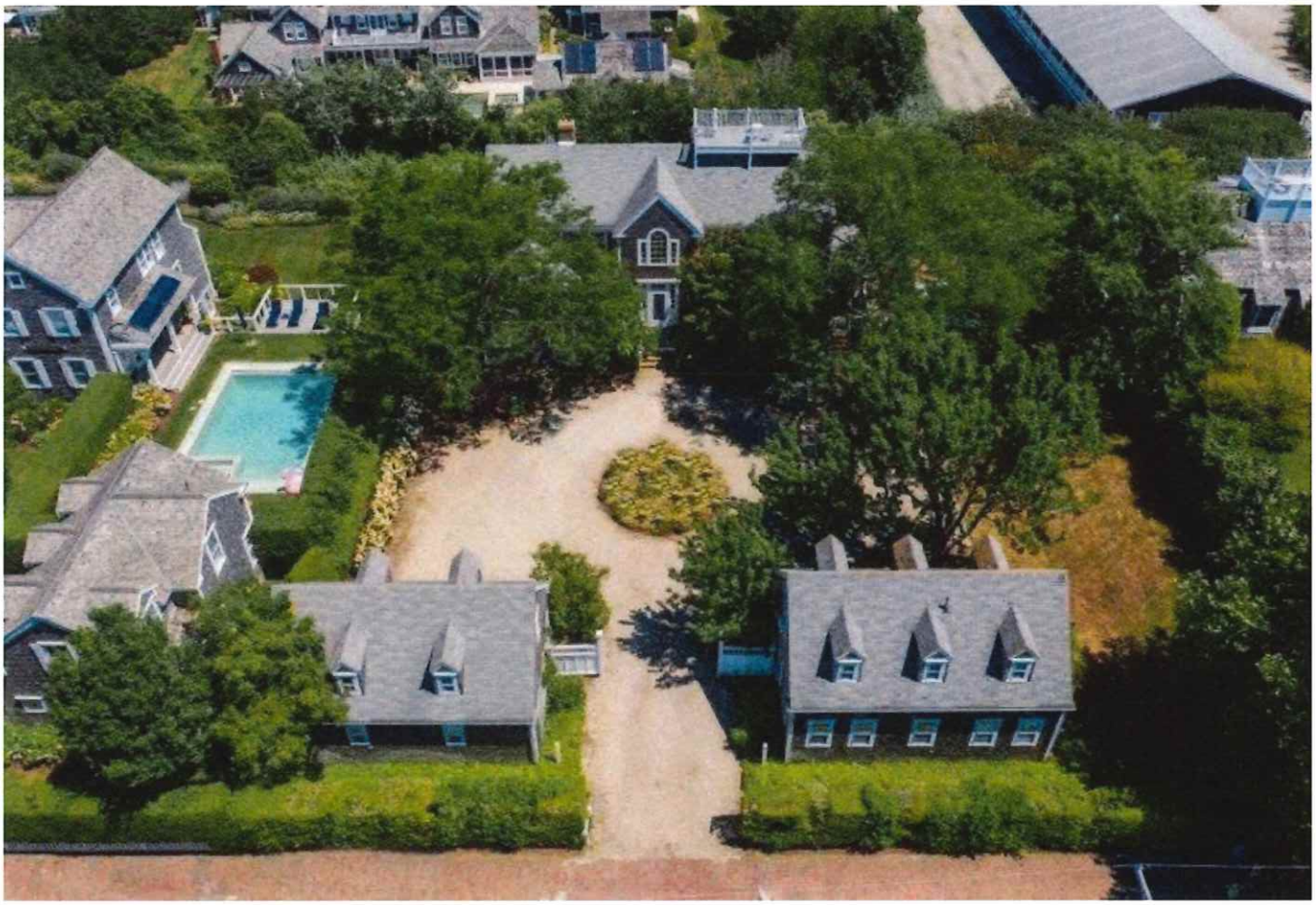
33 CLIFF ROAD – DEMOLISH/MOVE OFF 1982 PRIMARY DWELLING AND 1983 GARAGE








www.myLinkMls.com







NORTH ELEVATION



WEST ELEVATION



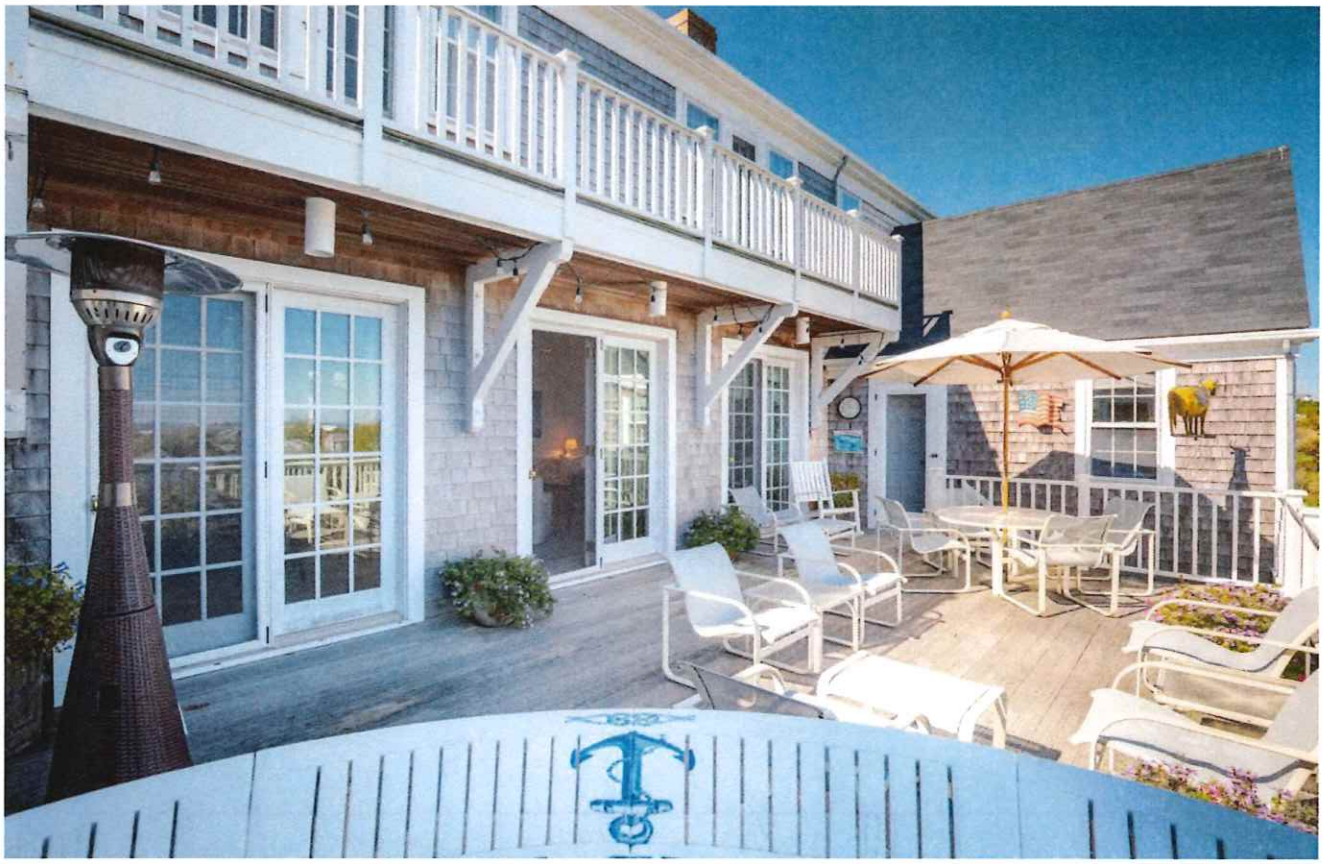


EAST/SOUTH ELEVATION







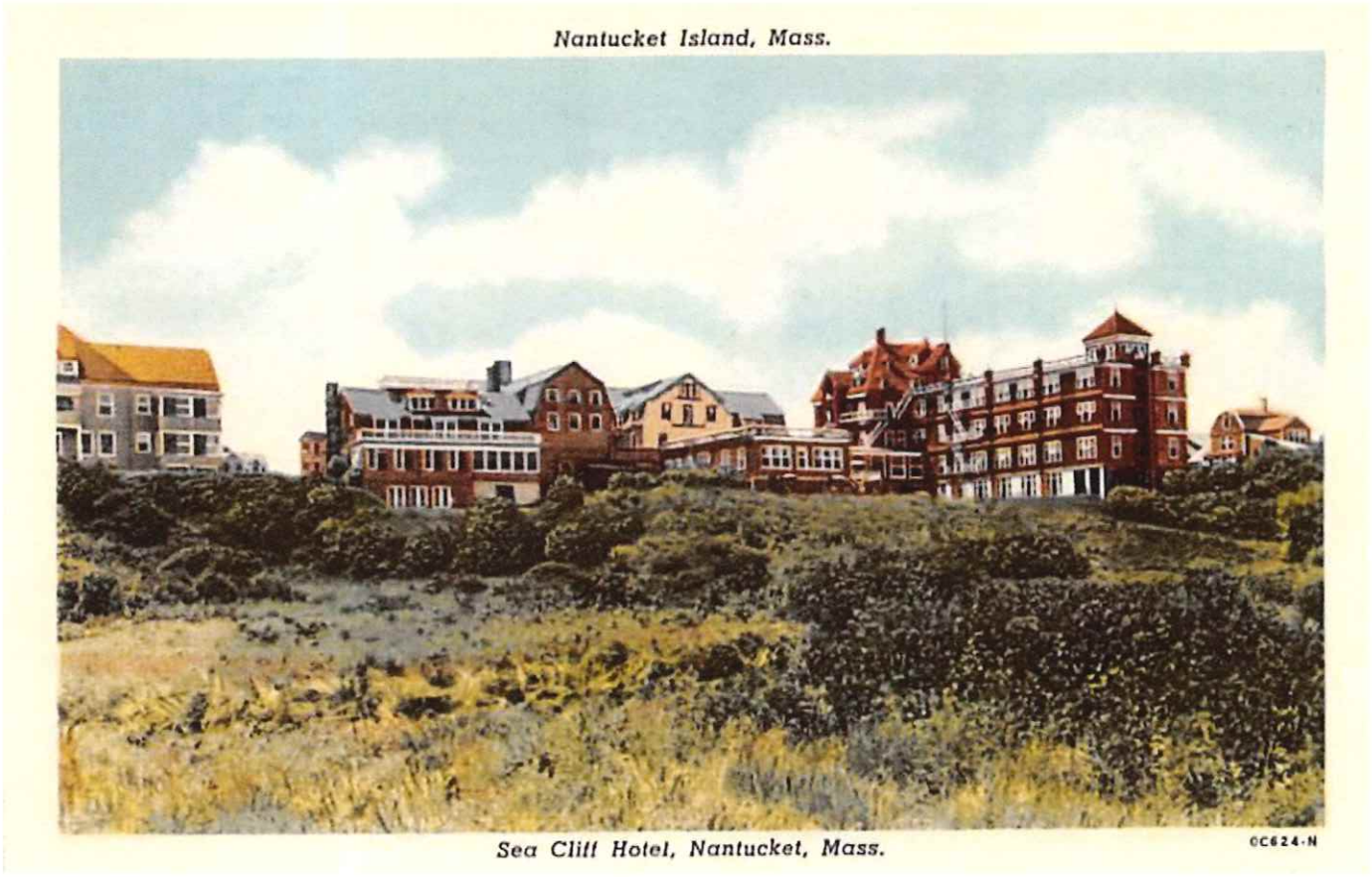


SOUTH ELEVATION





THE GIS DATA SHEET SAYS THAT THE HOUSE DATES FROM 1900 – THE SEA CLIFF INN DID – IT WAS DEMOLISHED IN 1972 AND THE NEW DWELLING CONSTRUCTED I 1982





DEMOLITION OF
SEACLIFF INN FEB 24 1972









FROM NORTH BEACH STREET



BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC5-14
MAP/PARCEL#: 4244-005

Recorded by: ANR Date: 06/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 33 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

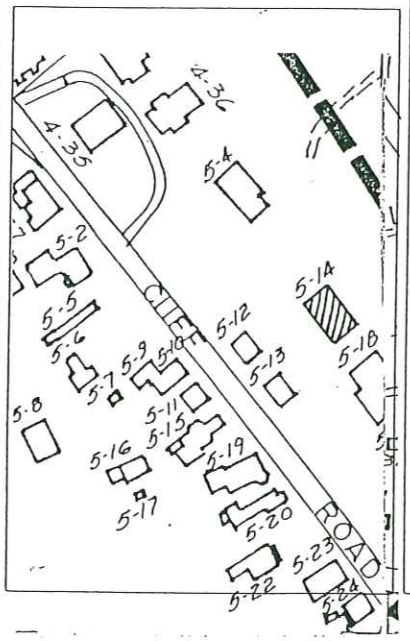
4. Present Owner: HORCHOW, REGEN

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:.62A
11. Approximate Frontage (ft.): 100
12. Setback from Street (ft.):60 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC5-12,NC5-13,
Garage,Gardens,Fence,
Parking,Guesthouse
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 2 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Roofwalk,Roof Hatch
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 2
30. Chimney Features: Corbelling
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Sidelights,Transom
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6,4/4,
Paladian

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain,Entry Stairs with Balustrade
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: 1982
Source: Wannacomet Water Company,Assessors Records
Architect: Unknown Builder: Unknown
44. Building Type: Additive,Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Wannacomet Water Company

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 5

Street & Number of Proposed Work: 33 CLIFF ROAD

Owner of record: REGEN HORCHOW

Mailing Address: 1918 N. OLIVE ST # 603
DALLAS, TX 75201

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA @ COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: 1983

Original Date: SITE OF THE

Original Builder: SEA CLIFF INN

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH OR MOVE OFF GARAGE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

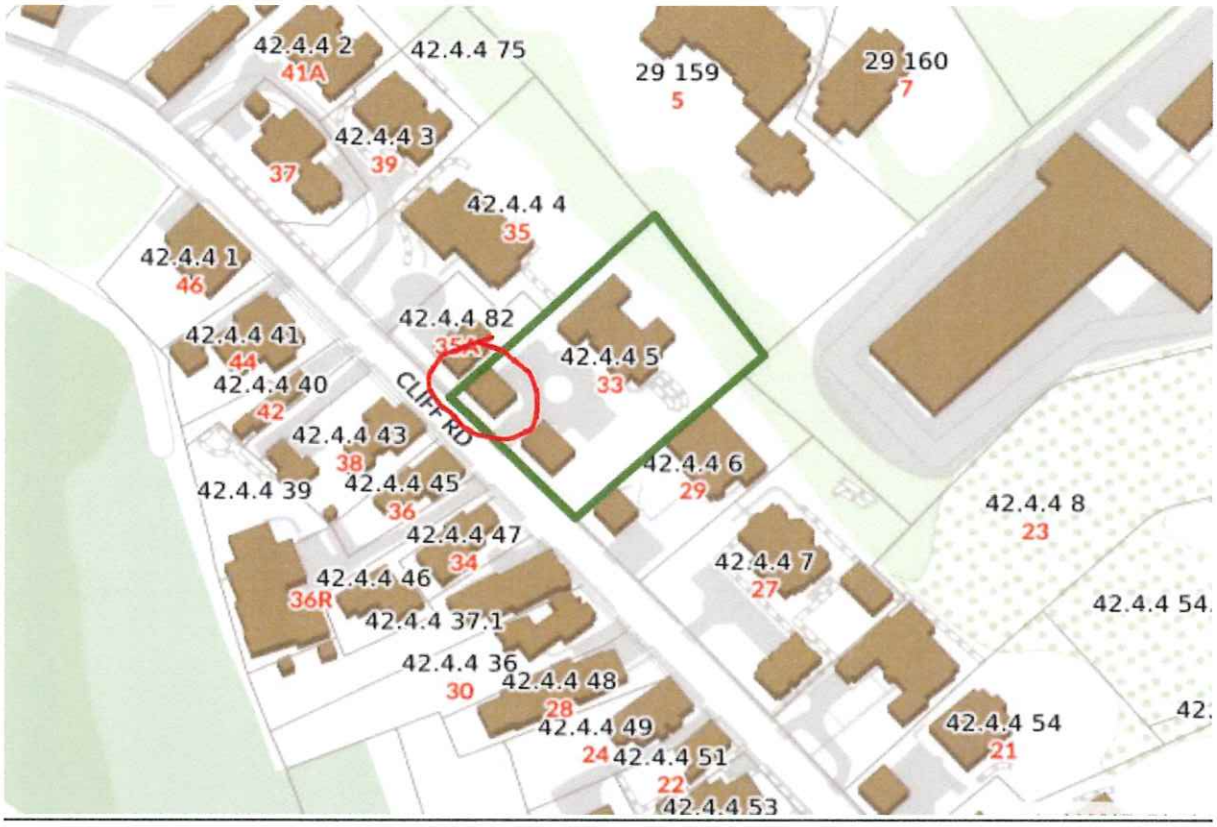
* Attach manufacturer's color samples if color is not from HDC approval list.

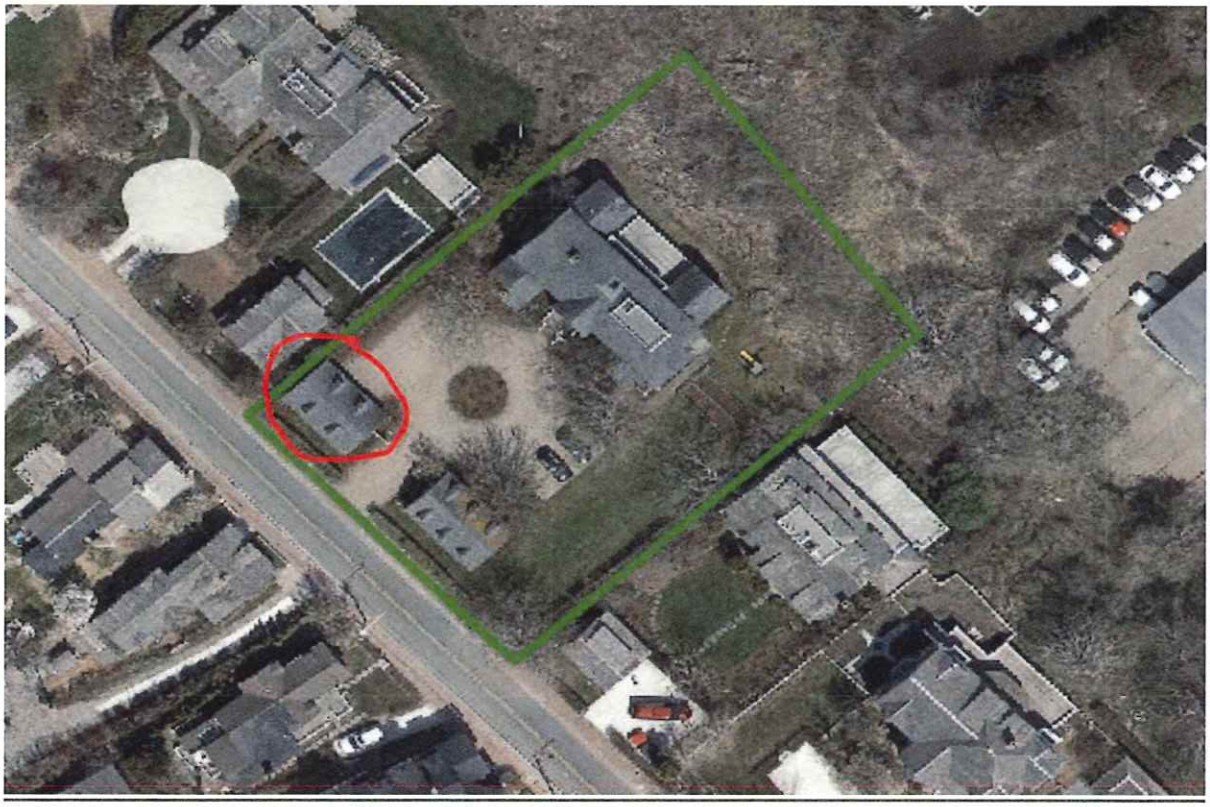
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/31/2021 Signature of owner of record _____ Signed under penalties of perjury

33 CLIFF ROAD – DEMOLISH/MOVE OFF 1983 GARAGE- COTTAGE ON THE LEFT IS BEING MOVED OFF TO ANOTHER LOCATION UNDER SEPARATE APPLICATION

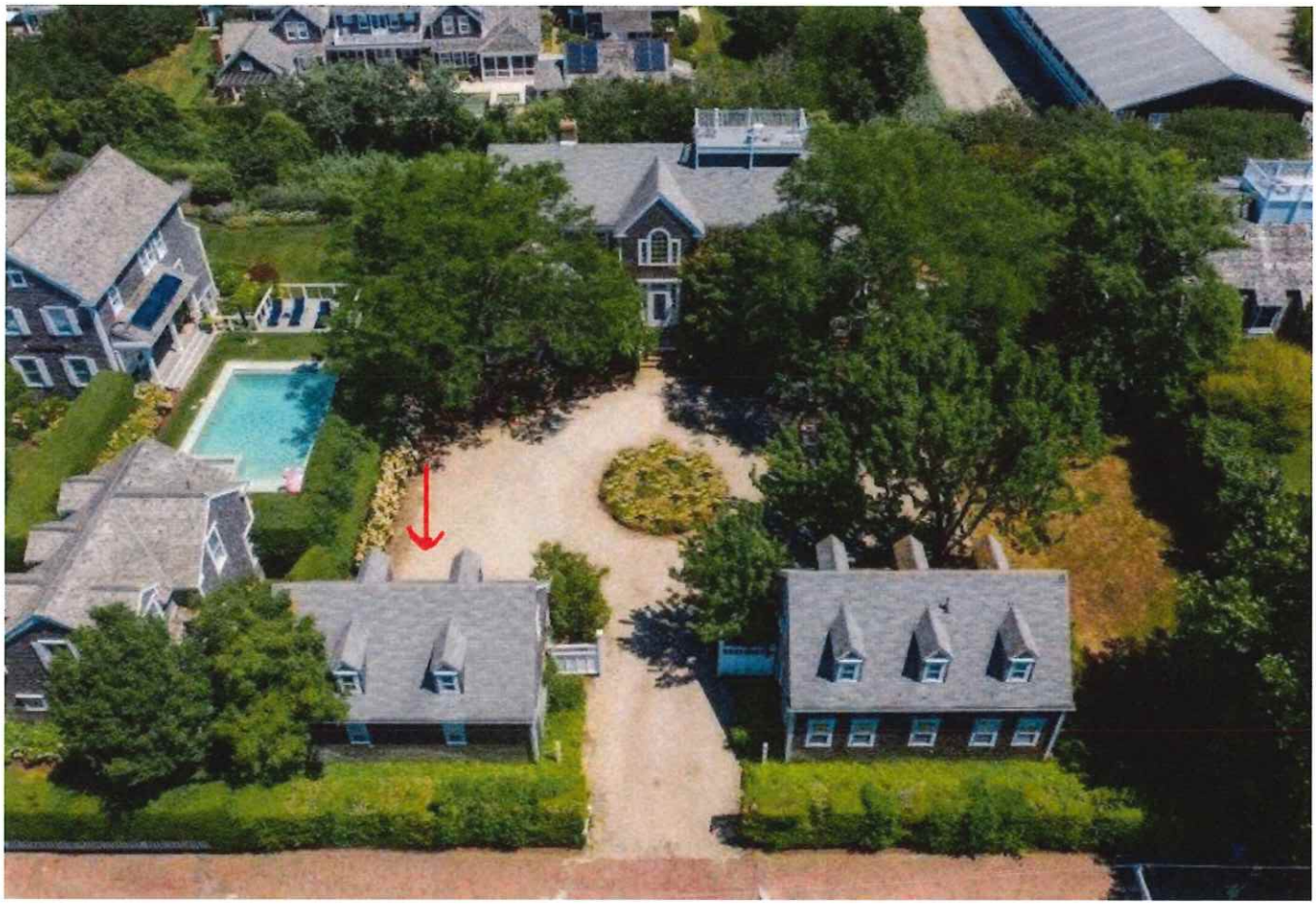
33 CLIFF ROAD – DEMOLISH/MOVE OFF 1982 PRIMARY DWELLING AND 1983 GARAGE

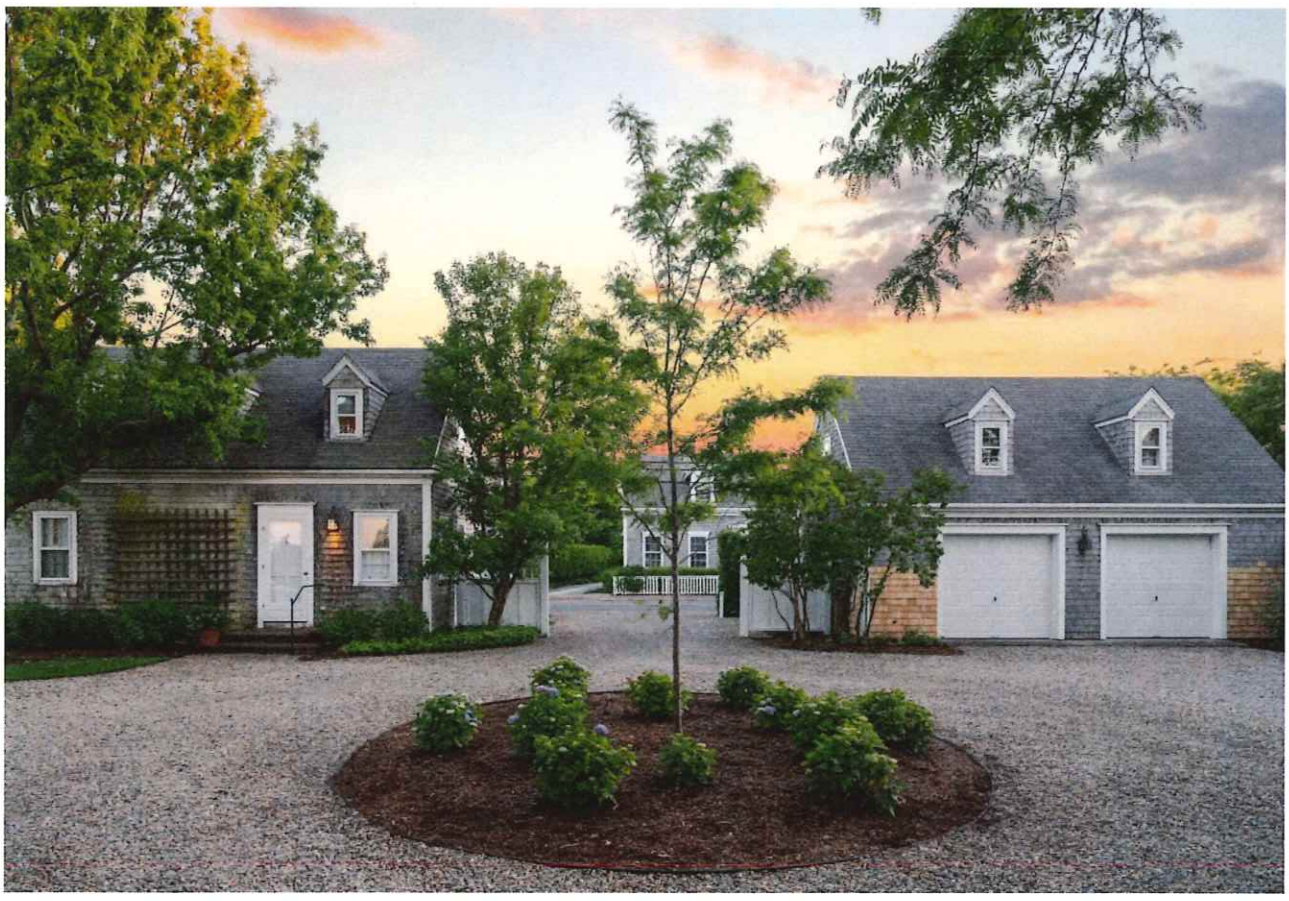




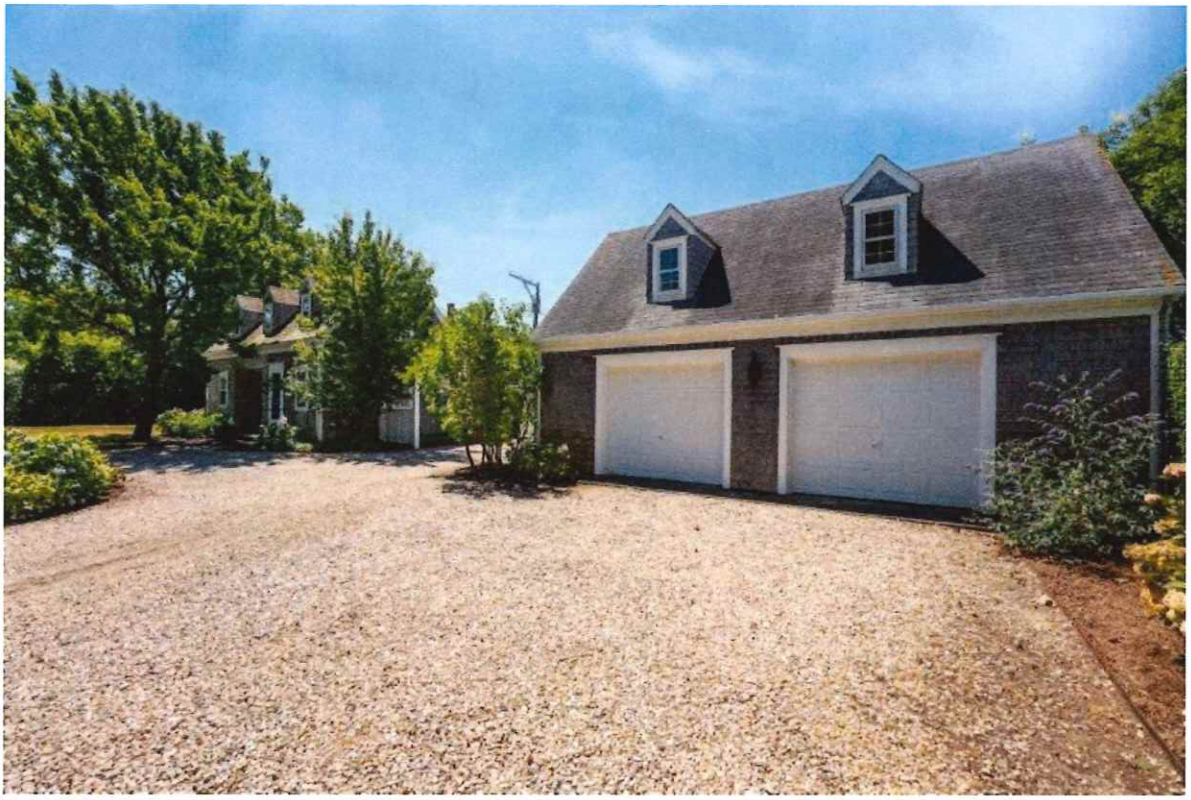



www.myLinkMls.com





EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION (NORTH IS IDENTICAL)



BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: NC5-12
MAP/PARCEL#: 4244-005

Recorded by: ANR Date: 06/11/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 33 CLIFF RD

2. Building Name: N/A

3. Ownership: Private

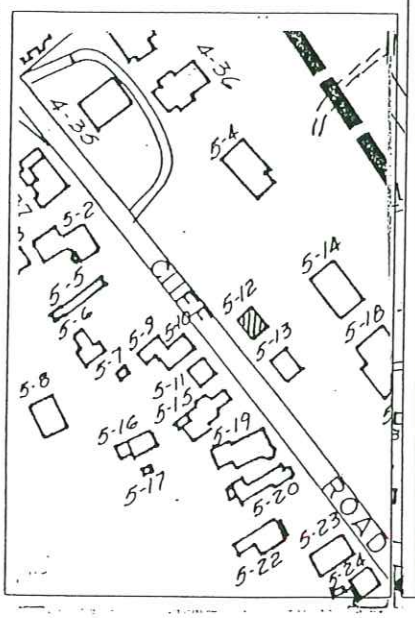
4. Present Owner: HORCHOW, REGEN

5. Ownership History:
Unknown

6. Use: Original: Guesthouse Present: Guesthouse
Seasonal/Year-Round: Seasonal

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:.62A
11. Approximate Frontage (ft.): 30
12. Setback from Street (ft.):20 feet or less
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: NC5-14,Fence, NC5-13
16. Other Notable Features:
N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1 1/2
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Dormers/Front Facade,Dormers/Rear Elevation
26. Dormer Roof(s): Gable
27. Chimney Material: N/A
28. Chimney Position: N/A
29. Number of Chimneys: N/A
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 4/4

36. Porch: N/A
37. Signage: N/A
38. Details: Corner boards-plain
39. Condition: Excellent
40. Integrity: N/A
41. Alterations:
N/A

SIGNIFICANCE

42. Role the Building Plays: National Register: Non-contributing
43. Date of Initial Construction: Unknown
Source: Unknown
Architect: Unknown Builder: Unknown
44. Building Type: Side Gabled
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 112

Street & Number of Proposed Work: 20 DERRYMORE RD

Owner of record: MICHAEL PEARLSTEIN

Mailing Address: 1235 FAIR VIEW RD
VILLANOVA, PA 19085

Contact Phone #: 215-514-7597 E-mail: EMPIREMSP@AOL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District R-1) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 14' Sq. Footage 1st floor: 112 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 8' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 14'X8' PLUNGE POOL
NEW FENCE AROUND POOL AND EQUIPMENT

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5'1 NEW FENCE
Type: I
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer N/A Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways POOL SURROUND-BLUESTONE Walls _____

* Note: Complete door and window schedules are required.

COLORS

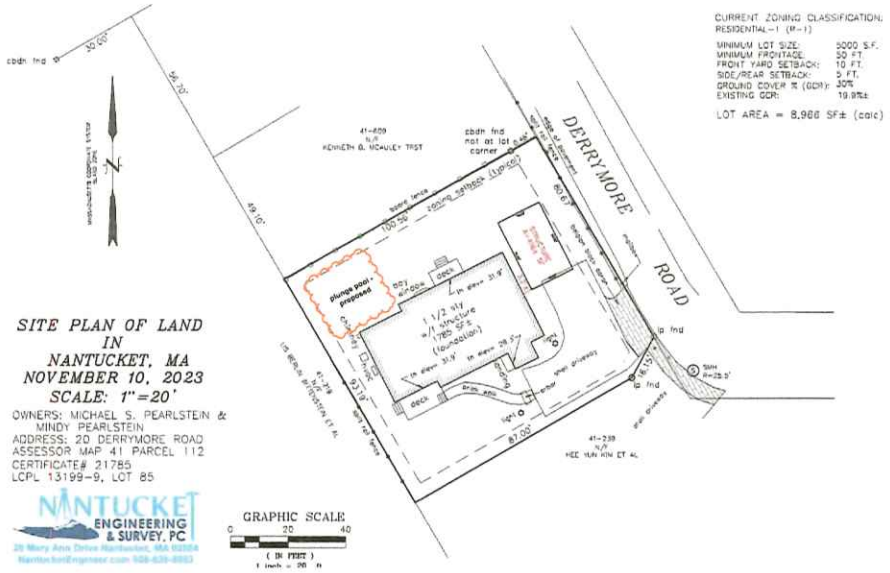
Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

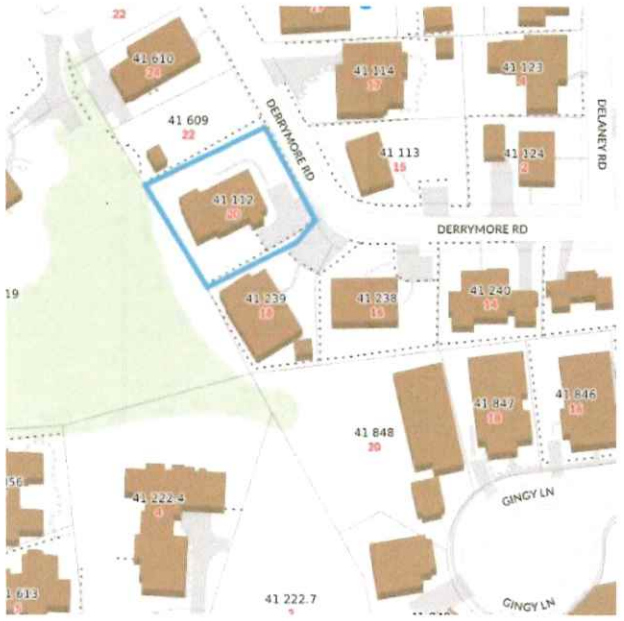
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/28/2024 Signature of owner of record _____ Signed under penalties of perjury

Zoning Information:
Map/Parcel: 41/112 Zone: R1
Lot Size: 8966 sf
Min Lot: 5,000 sf
Frontage: 50 ft / Actual: 80.67 ft
Allowable GC: 30% = 2690 sf
Existing GC: 2198 SF / 24.5% GC
Front Setback: 10 ft
Side/Rear Setback: 5 ft Side/Rear Pool Structure Setback: 10 ft



Survey Data
1" = 20'-0"



Locus Map

PROJ:
Pearlstein Residence - 20 Derrymore Rd
Nantucket, MA 02554

DATE	10/09/23
PROJECT NO.	2310025
REVISION	DATE
1	Date 1

NOTES:

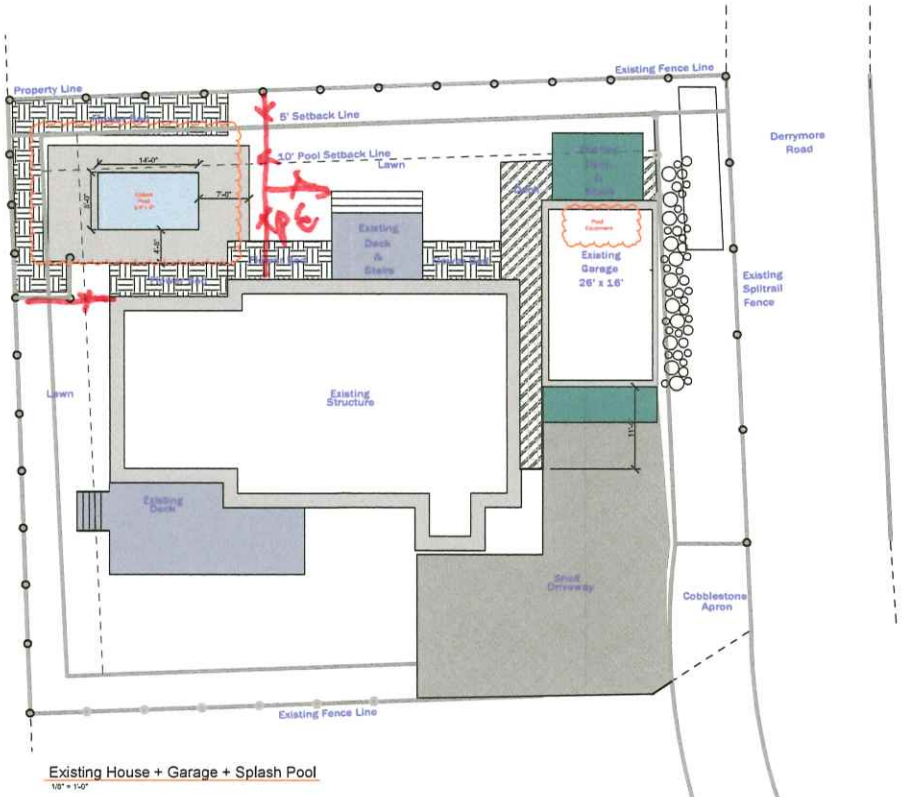
HDC Submission

Survey and Locas Map

SCALE: As Indicated

A.100

DRAWN: Kim Glowacki



Existing House + Garage + Splash Pool

1/8" = 1'-0"

Zoning Information:
Map/Parcel: 41/112 Zone: R1
Lot Size: 8966 sf
Min Lot: 5,000 sf
Frontage: 50 ft / Actual: 80.67 ft
Allowable GC: 30% = 2690 sf
Existing GC: 2198 SF / 24.5% GC
Front Setback: 10 ft
Side/Rear Setback: 5 ft Side/Rear Pool Structure Setback: 10 ft

PROJ
Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

BY	10/04/23
PROJECT	2310025
NO. REVISION	DATE
1	Date 1

NOTES:

HDC Submission

Pool Plan

SCA 1/8" = 1'-0"

A.101

DRAWN Kim Glowacki



Northwest



North 1



North 2



West



Proposed Plunge Pool

PROJ
Pearlstein Residence - 20 Derrymore Rd

Nantucket, MA 02554

DA 10/16/23
PROJEC 2310025
THIS REVISION DATE

NOTES:

HDC Submission

Photographs

SCA 1/8" = 1'-0"

A.200

DRAWN BY

20 DERRYMORE ROAD – NEW PLUNGE POOL





20 DERRYMORE ROAD – NEW GARAGE/STUDIO

EAST ELEVATION





NORTH ELEVATION – FRONT OF THE DWELLING FACES THE SIDE YARD






Derrymore Rd



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 29.1

Street & Number of Proposed Work: 43A UNION STREET

Owner of record: 43A UNION TRUST

Mailing Address: C/O MATTEWS 258 GREENLEY RD NEW CANAAN, CT 06840

Contact Phone #: 203-536-2928 E-mail: MATTSHOUSES@AOL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446 NANTUCKET, MA 02554

Contact Phone #: 508-221-6432 E-mail: CZARINALINDA@COMCAST.NET

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1858 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: AFTER 1949 AND

Original Date: BY 1957

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

DEMOLISH GARAGE NEW DWELLING HAS BEEN APPROVED BY HDC TO REPLACE IT.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers ☐ Other _____

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 5
Type:
Length:

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

COLORS

* Note: Complete door and window schedules are required.

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/25/2024 Signature of owner of record _____ Signed under penalties of perjury

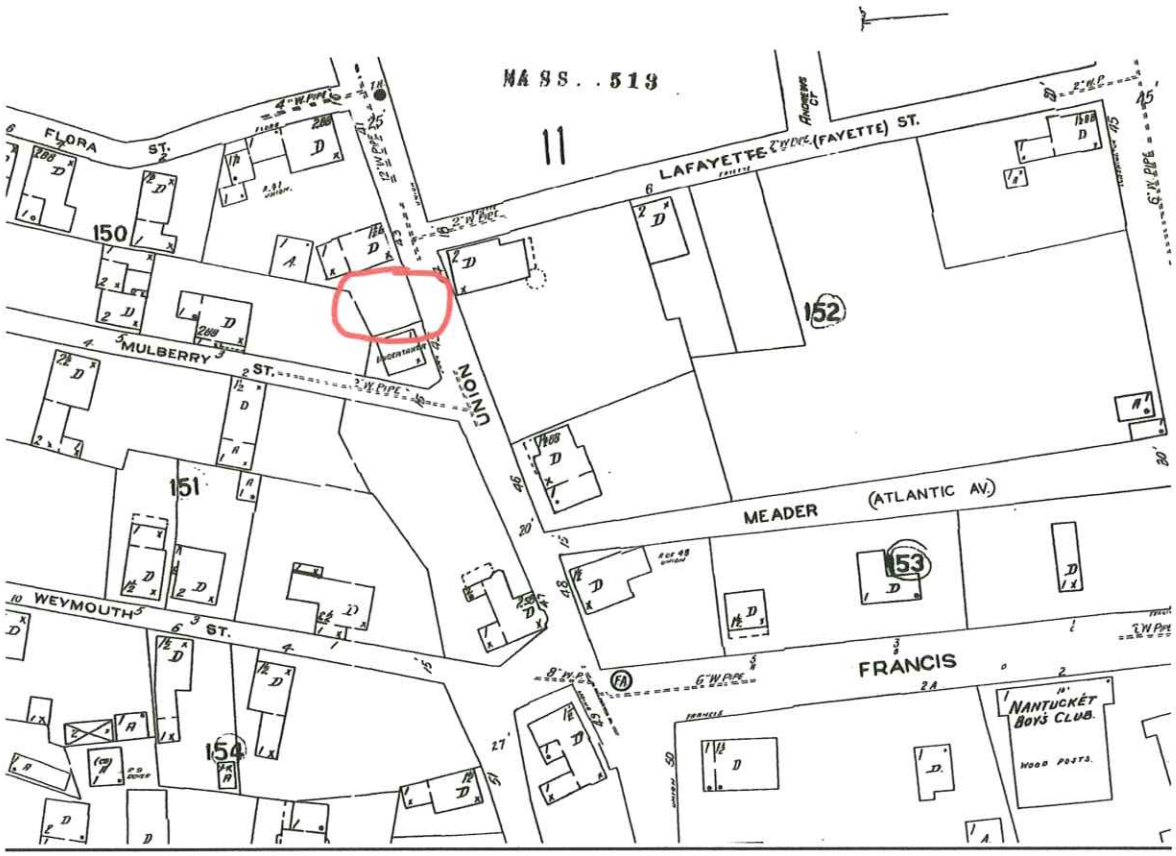
43A UNION STREET- DEMOLISH/MOVE GARAGE

NEW DWELLING HAS ALREADY BEEN APPROVED BY THE HDC TO REPLACE THE GARAGE





NHA 1949 SANBORN MAP – GARAGE NOT PRESENT



1957 AERIAL



1938



BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-40-18
MAP/PARCEL#: 4232-029

Recorded By: AEG Date: 10/30 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 43 Union St. 2. BUILDING NAME: Garage

3. OWNERSHIP: ○ a. public ✓ b. private 4. PRESENT OWNER:

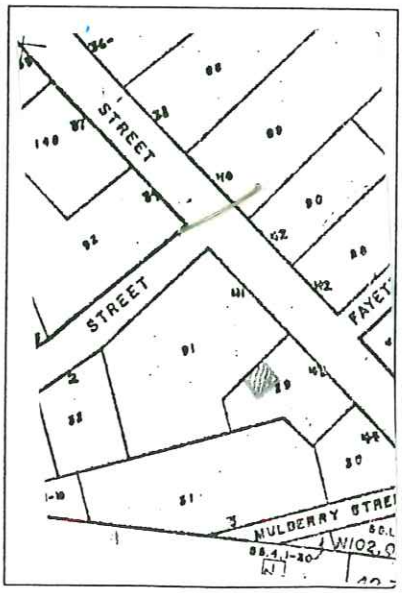
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: Garage Present: Garage
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ✓ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





Revised 5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ○ a. gable (Sweeping) ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ○ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL:
○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ○ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ○ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: projecting box for double doors

26. NUMBER OF BAYS:

- ○ a. three
- ○ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ○ b. plank frame
- ○ c. bull-nose
- ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ○ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ○ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ○ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ○ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ○ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ○ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: _____ SOURCE: _____
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ○ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

○ a.	at sidewalk	○ c.	20 feet or less
○ b.	10 feet or less	○ d.	other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: house		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known) _____

43A UNION STREET – DEMOLISH/MOVE OFF GARAGE





CERTIFICATE NO: _____ DATE ISSUED: 4/9/24

HDC2024-03-10145

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 29

Street & Number of Proposed Work: 43 UNION STREET

Owner of record: MATT MATHEWS

Mailing Address: 258 GREENLEY ROAD
NEW CANAAN CT 06840

Contact Phone #: 203 536 2928 E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMDA ETHAN MORROW DESIGNS INC

Mailing Address: PO Box 1052
NANTUCKET MA 02554

Contact Phone #: 228 0456 E-mail: ethan67@comcast.net

FOR OFFICE USE ONLY

Date application received: 3/21/24 Fee Paid: $ 50 1257

Must be acted on by: 5/25/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. ~~70375~~ 2020·5·0968

☐ Pool (Zoning District ____) ☐ Roof ☐ Other SMALL HOUSE Renew COA

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RE NEW EXPIRED PERMIT FOR NEW COTTAGE (NO CHANGES)

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

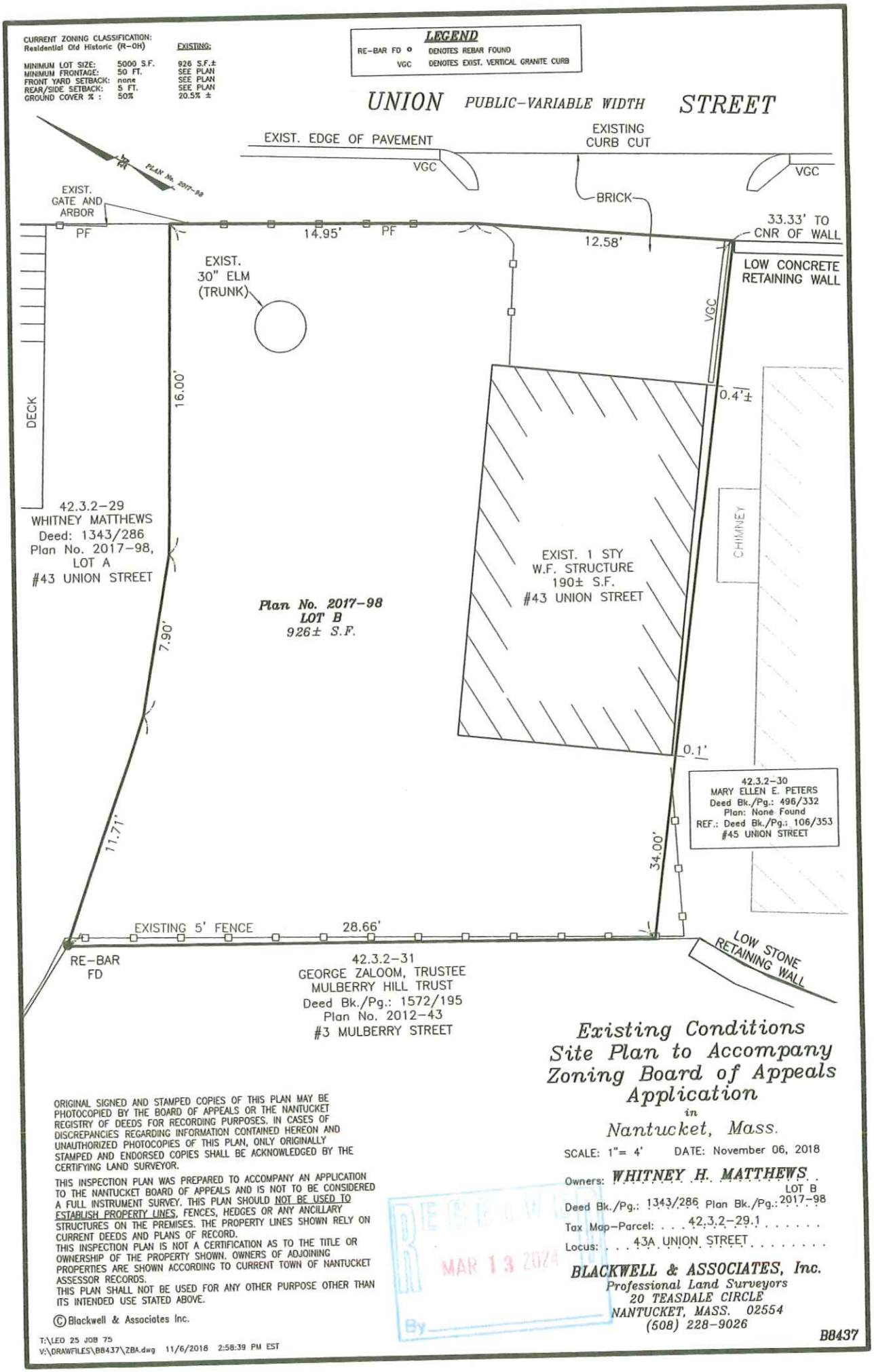
Sidewall _____ Clapboard (if applicable) _____ Roof BLACK

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.



Existing Conditions Site Plan to Accompany Zoning Board of Appeals Application

in

Nantucket, Mass.

SCALE: 1"= 4' DATE: November 06, 2018

Owners: ***WHITNEY H. MATTHEWS*** LOT B

Deed Bk./Pg.: 1343/286 Plan Bk./Pg.: 2017-98

Tax Map-Parcel: . . . 42.3.2-29.1 . . . . . .

Locus: . . . 43A UNION STREET . . . . . .

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B8437

ORIGINAL SIGNED AND STAMPED COPIES OF THIS PLAN MAY BE PHOTOCOPIED BY THE BOARD OF APPEALS OR THE NANTUCKET REGISTRY OF DEEDS FOR RECORDING PURPOSES. IN CASES OF DISCREPANCIES REGARDING INFORMATION CONTAINED HEREON AND UNAUTHORIZED PHOTOCOPIES OF THIS PLAN, ONLY ORIGINALLY STAMPED AND ENDORSED COPIES SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

THIS INSPECTION PLAN WAS PREPARED TO ACCOMPANY AN APPLICATION TO THE NANTUCKET BOARD OF APPEALS AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

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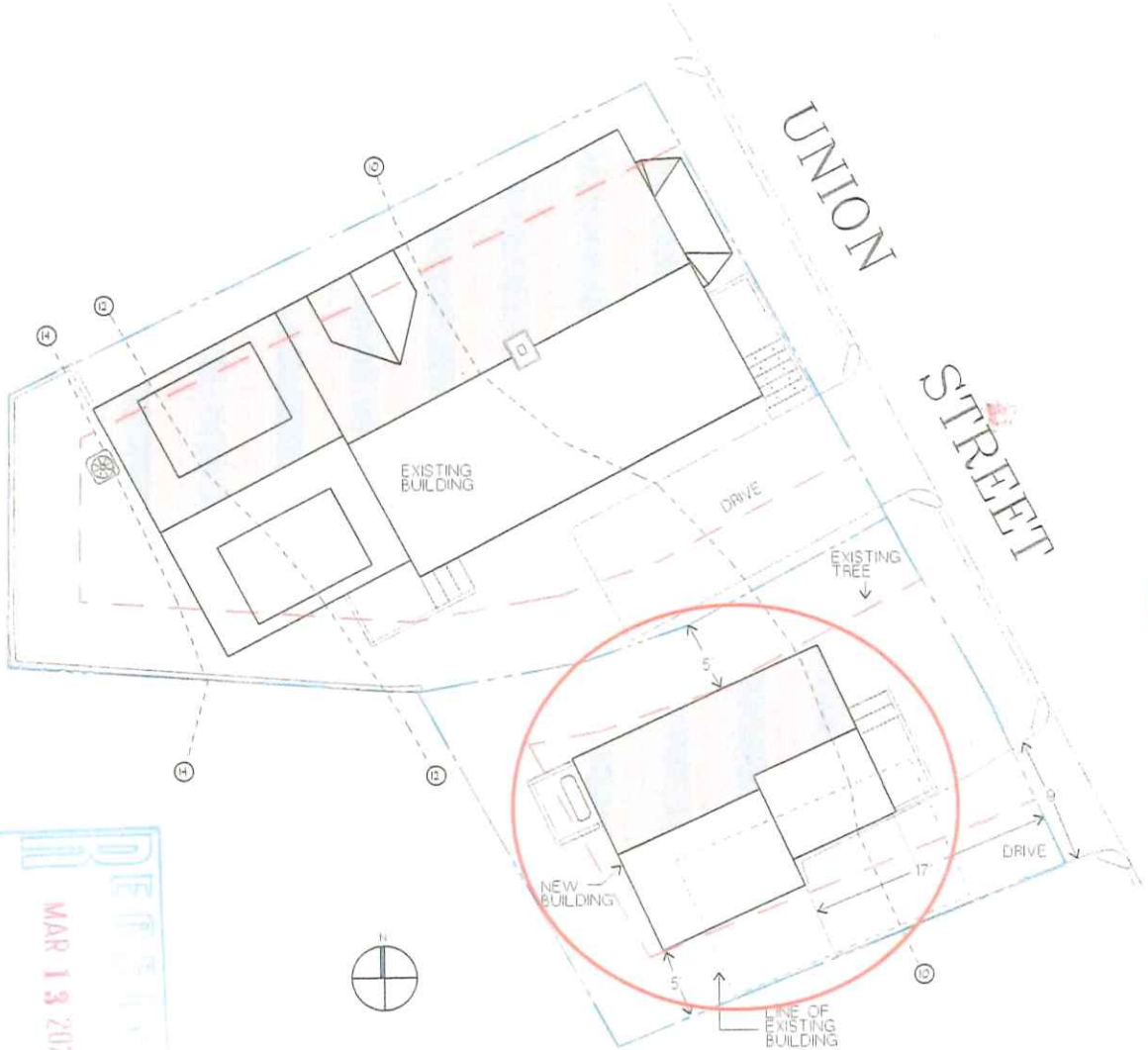

ZONING CLASSIFICATION: R.O.H	
MAP: 42.3.2	PARCEL: 29
MIN. AREA:	5,000 sqft
MIN. FRONTAGE	50 ft.
FRONT YARD S.B.:	0 ft.
SIDE S.B.	5 ft.
REAR S.B.	5 ft.
GROUND COVER (%)	50%



HDC 2024-03-10145

Without HDC approval

SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	BOSTON SASH	2'-4" X 4'-10 1/2"	4	4/4 D.H.
B	BOSTON SASH	2'-4" X 4'-0"	3	4/4 D.H.
C	BOSTON SASH	2'-7" X 2'-4"	4	4 L.T. AWNING
H	SIMPSON	3'-0" X 6'-8"	1	1 PLN. EXTERIOR WOOD DOOR
I	SIMPSON	3'-0" X 6'-8"	1	(2) L.T. 1 PNL. EXTERIOR DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL ANT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS

REVISIONS:
2/12/2018 AS-BUILT MEASURING
3/09/2018 AS-BUILT PLANS
3/14/2018 PROGRESS PRINT
3/16/2018 HDC PRINT
3/27/2018 PROGRESS PRINT
4/01/2020 HDC REVISION
5/26/2020 HDC REVISION
6/17/2020 HDC REVISION

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NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY / SETBACK LINES.

NOTE:
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NOTE:
INFORMATION FOR THE SITE PLAN WAS TAKEN FROM THE NANTUCKET G.I.S. MAPS, AND A SURVEY FROM THE LAND REGISTRATION OFFICE BY ALMORELL & ASSOCIATES INC. DATED MARCH 16, 2018. THE DRAWING DOES NOT CONSTITUTE A REGISTERED SURVEY AND IS FOR THE NANTUCKET HISTORIC DISTRICT COMMISSION USE ONLY. ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

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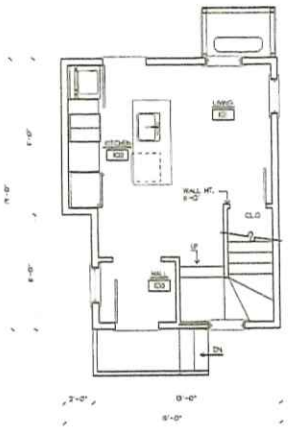
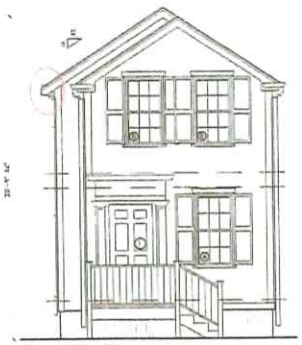
MATTHEWS RESIDENCE
[redacted]
P.O. BOX 1032
NANTUCKET, MA 02554
PHONE: (508) 228-0440 EMAIL: [redacted]

H.D.C. SITE PLAN ONLY
ADDRESS: [redacted] ALLMON STREET NANTUCKET, MA 02554
DATE: 6/17/2020
SCALE: 1/4" = 1'-0"

SHEET NO.
S 1



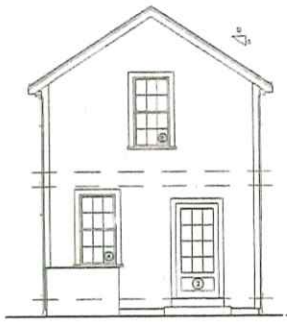
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



NEW EAST ELEVATION
SCALE: 1/4"=1'-0"



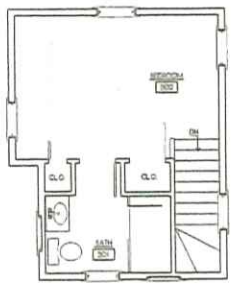
NEW NORTH ELEVATION
SCALE: 1/4"=1'-0"



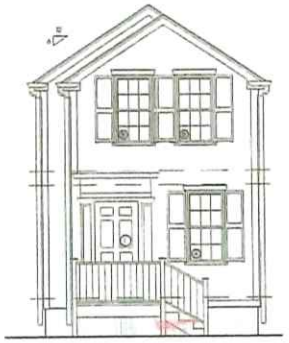
NEW WEST ELEVATION
SCALE: 1/4"=1'-0"



NEW SOUTH ELEVATION
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS:
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3/16/2016 HDC PRINT
3/27/2016 PROGRESS PRINT
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HOUSE PLANS

ADDRESS:

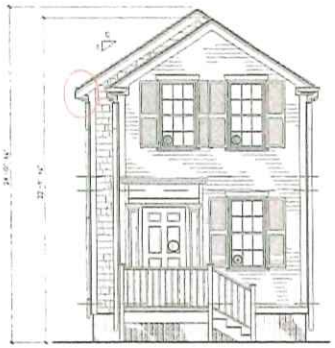
DATE: 6/17/2020

SCALE: 1/4" = 1'-0"

SHEET NO. a1



FIRST FLOOR PLAN



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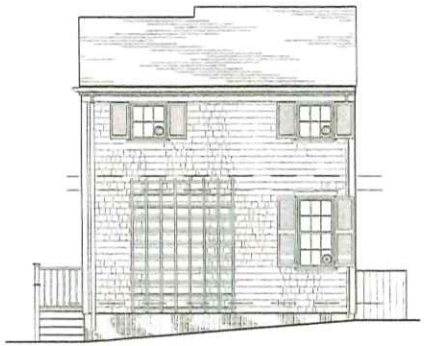
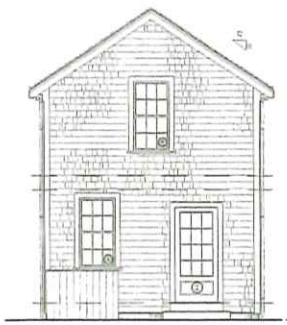
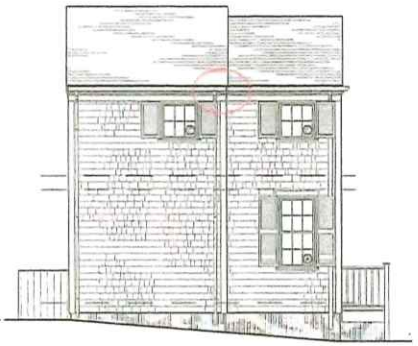


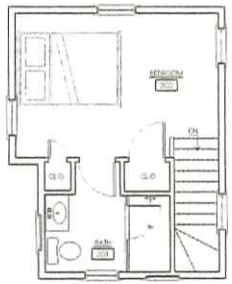
NEW NORTH ELEVATION



NEW WEST ELEVATION



NEW SOUTH ELEVATION



SECOND FLOOR PLAN



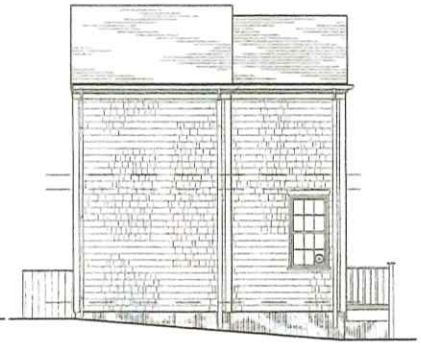
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



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HDC 2024-03-10185

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3/27/2018	PROGRESS PRINT
4/01/2020	HDC REVISION
5/28/2020	HDC REVISION
6/17/2020	HDC REVISION

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER / ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY / SETBACK LINES

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

COPYRIGHT NOTICE

MATTHEWS RESIDENCE

HOUSE PLANS

ADDRESS

DATE 6/17/2020

SCALE 1/4" = 1'-0"

SHEET NO. a1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.4 PARCEL N°. 43

Street & Number of Proposed Work: 38 CLIFF ROAD

Owner of record: JOSEPH MOTTA

Mailing Address: 241 WECUWA DRIVE
FT MYERS, FL 33912

Contact Phone #: (617) 834-9100 E-mail: JOSEPHRMOTTA@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW DRIVEWAY SHELL/GRAVEL WITH 10' DEEP BRICK APRON

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL / BRICK APRON Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

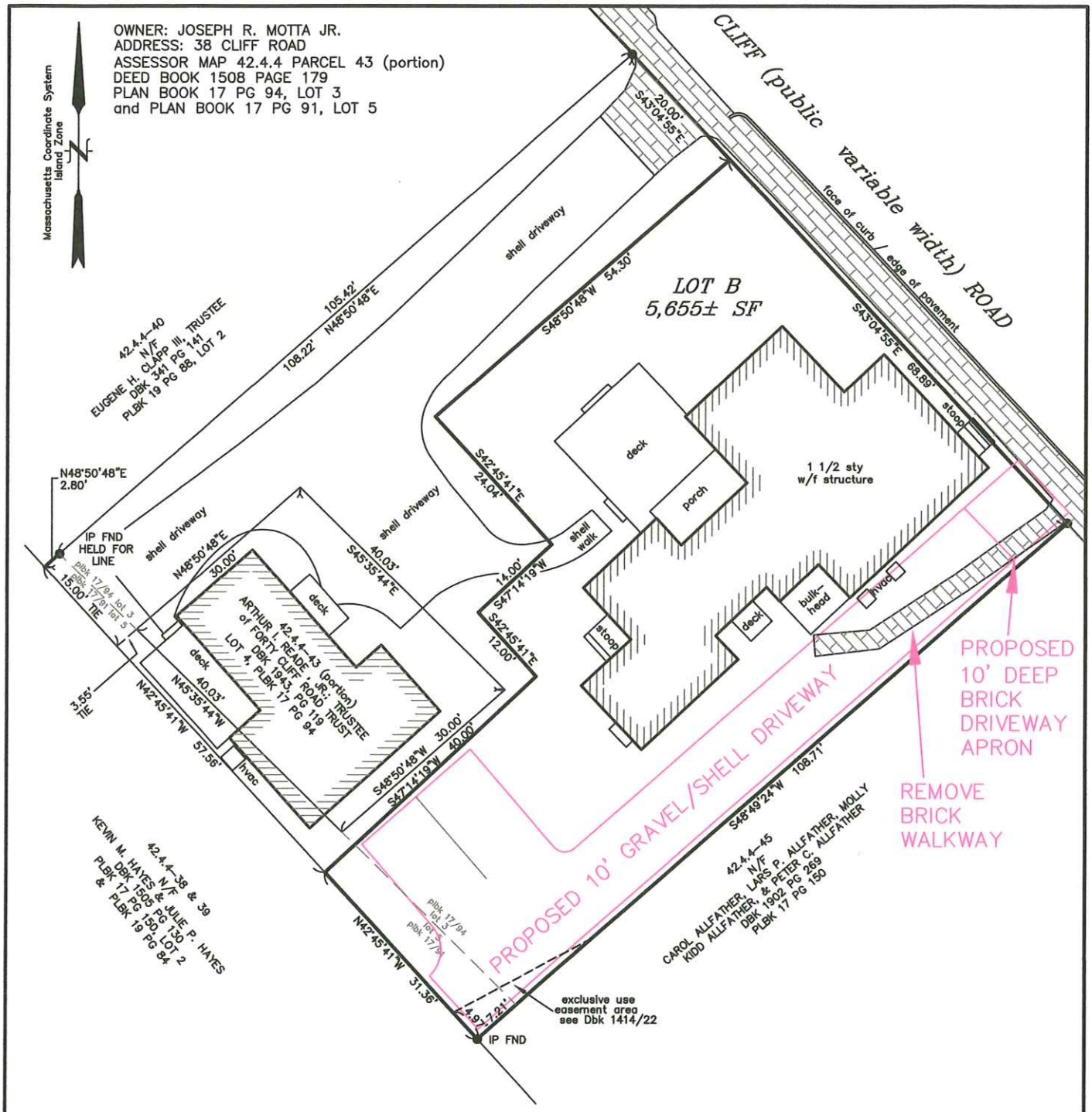
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/25/2024 Signature of owner of record _____ Signed under penalties of perjury



THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. THE LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS OR SUBDIVISION RULES AND REGULATIONS.

GRAPHIC SCALE
0 10 20 30
(IN FEET)
1" = 10'

DRIVEWAY ACCESS PLAN IN NANTUCKET, MA

Prepared for:
JOSEPH R. MOTTA, JR.
38 CLIFF ROAD
MAP 42.4.4 PARCEL 43 (portion)
PLAN BOOK 17 PG 94, LOT 3
& PLAN BOOK 17 PG 91, LOT 5
DEED BOOK 1508 PG 179

SCALE: 1"=20' JULY 17, 2024

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

38 CLIFF ROAD – NEW DRIVEWAY





NEW DRIVEWAY BETWEEN 38 AND 36 CLIFF ROAD



38B CLIFF ROAD AND 42 CLIFF ROAD



34 AND 36R CLIFF ROAD



32 CLIFF ROAD



28 CLIFF ROAD



24 CLIFF ROAD



20/22 CLIFF ROAD



17 CLIFF ROAD



46 CLIFF ROAD



44 CLIFF ROAD



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 125

Street & Number of Proposed Work: 17 MILLER LANE

Owner of record: TOMMASO CONTI

Mailing Address: PO BOX 3460
NANTUCKET, MA 02584

Contact Phone #: 508-280-7363 E-mail: TOMCONTIACK@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District R-10) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NEW 12' X 29' IN-GROUND POOL WITH AUTO COVER IN DECK

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 4' NEW BOARD
Type: FENCE AROUND
Length: POOL EQUIPMENT

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☑ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NAT Shutters _____

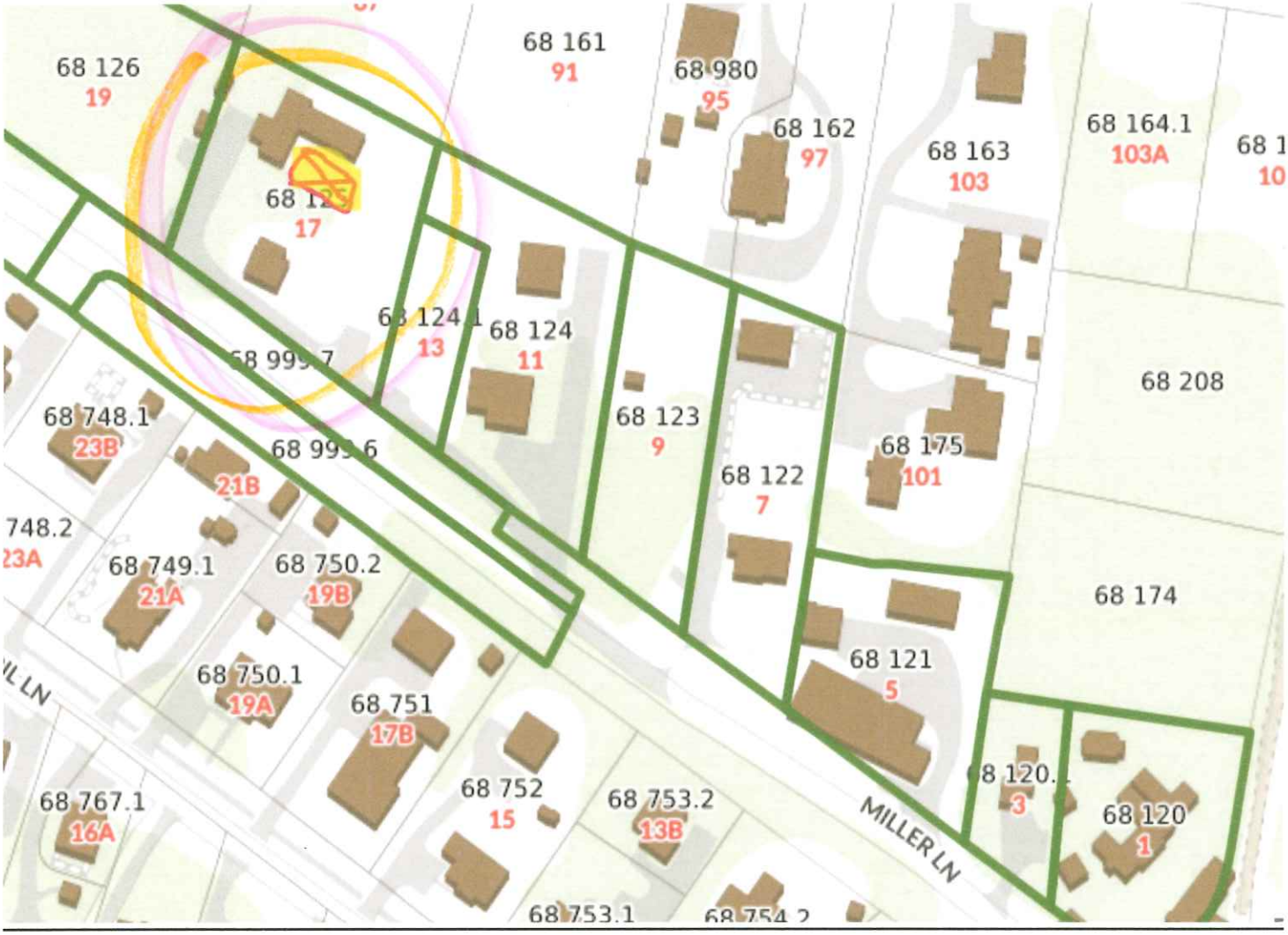
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/25/2021 Signature of owner of record _____ Signed under penalties of perjury

17 MILLER LANE

THE PROPERTY HAS NOT FRONTAGE AND NO LEGAL ACCESS – THE DRIVEWAY CROSSES OVER LANDBANK AND NEIGHBOR'S PROPERTY THROUGH A VARIANCE FROM THE ZBA – HDC JURISDICTION IS FROM THE END OF MILLER LANE @400 FEET AWAY




68 160
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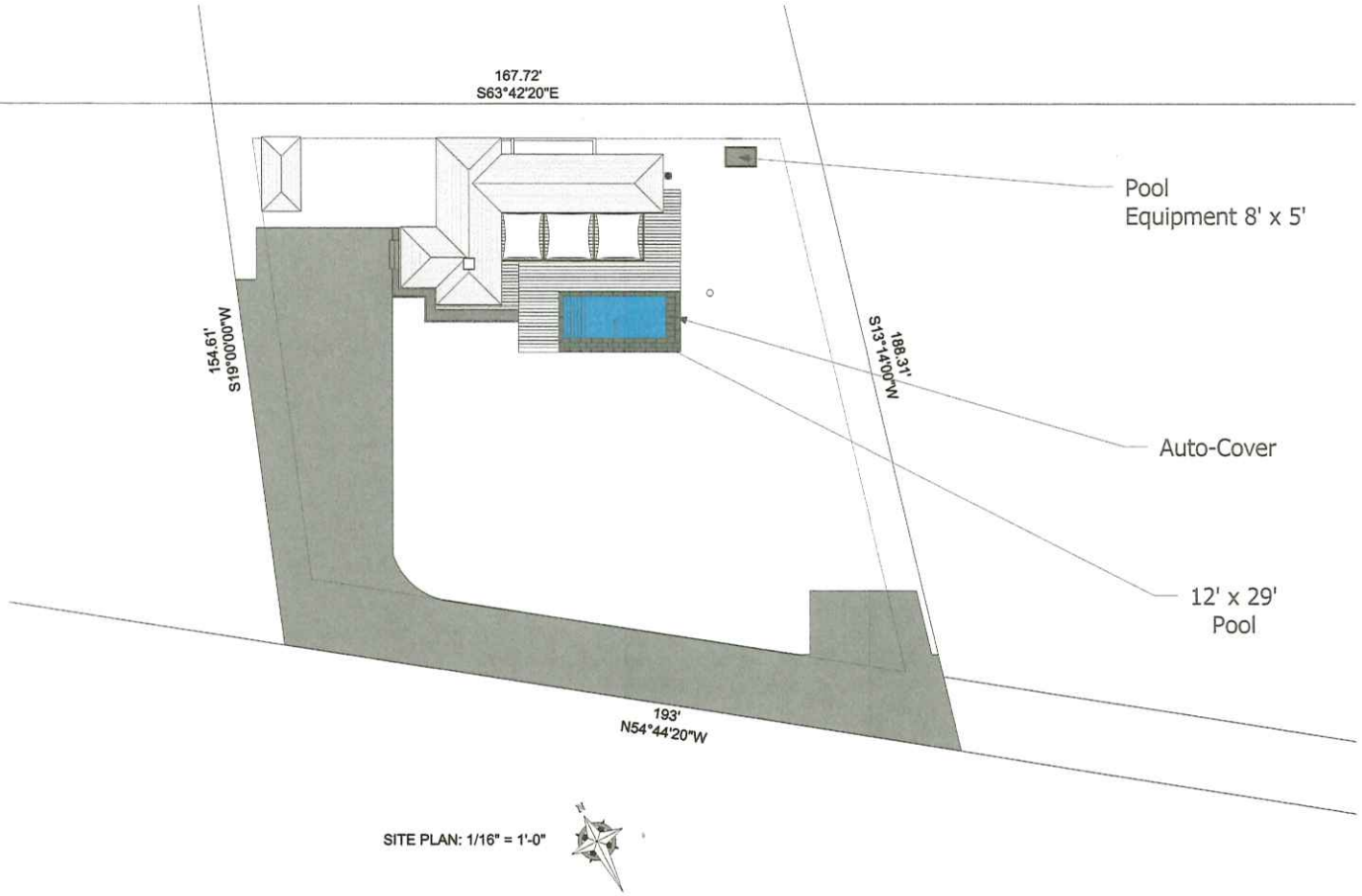
Chat with us







SITE PLAN: 1/16" = 1'-0"

17 Miller Lane Nantucket, MA 02554	Map and Parcel: Current Zoning: Minimum Frontage: Front Setback: Side/Rear Setback:	68-125 R-10 75' 20' 10'	Lot Size: +/- 29,706 SF Min. Lot Size: 10,000SF Allowable GC: 25% or 7,426 SF Existing GC: 1,410 SF	Pool Site Plan	

2012 00135892
Cert: 12206 Doc: VAR
Registered: 01/27/2012 10:45 AM

TOWN OF NANTUCKET
BOARD OF APPEALS
NANTUCKET, MASSACHUSETTS 02554

'11 OCT 13 A10:50
TOWN CLERK

Date: October 14, 2011

To: Parties in Interest and Others concerned with the Decision of The BOARD OF APPEALS in the Application of the following:

Application No: 032-11

Owner/Applicant: MARY E. GLOWACKI

Enclosed is the Decision of the BOARD OF APPEALS which has this day been filed with the office of the Nantucket Town Clerk.

An Appeal from this Decision may be taken pursuant to Section 17 of Chapter 40A, Massachusetts General Laws.

Any action appealing the Decision must be brought by filing a complaint in Land Court within TWENTY (20) days after this day's date. Notice of the action with a copy of the complaint and certified copy of the Decision must be given to the Town Clerk so as to be received within such TWENTY (20) days.

Edward S. Toole (JBB)
Edward S. Toole, Chairman

cc: Town Clerk
Planning Board
Building Commissioner/Zoning Enforcement Officer

PLEASE NOTE: MOST SPECIAL PERMITS AND VARIANCES HAVE A TIME LIMIT AND WILL EXPIRE IF NOT ACTED UPON ACCORDING TO NANTUCKET ZONING BY-LAW SECTION 139-30 (SPECIAL PERMITS); SECTION 139-32 (VARIANCES). ANY QUESTIONS, PLEASE CALL THE NANTUCKET ZONING BOARD OF APPEALS OFFICE AT 508-228-7215.

NANTUCKET ZONING BOARD OF APPEALS
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Assessor's Map 68, Parcel 125 — Land Court Plan 16514-G
Old South Road 12,206 — Lot 45
Certificate of Title No. ~~12,205~~ — Residential - 20

DECISION:

1. At a public hearing of the Nantucket Zoning Board of Appeals, on Thursday, July 14, 2011, at 1:00 P.M., at 4 Fairgrounds Road, Nantucket, Massachusetts, the Board made the following decision on the application of MARY E. GLOWACKI, PO Box 389, Nantucket, MA 02554, File No. 032-11:

2. Applicant is requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 (Variances) from the intensity regulations in Section 139-16 (intensity regulations - frontage) to grant relief from the frontage requirement in order to validate the subject lot as separately marketable and buildable. The Locus is situated at Old South Road, is shown on Nantucket Tax Assessor's Map 68 as Parcel ~~126~~ 125, is shown on Land Court Plan 16514-~~81~~G as Lot 45, and is registered as Certificate of Title No. 12,206 in the Nantucket County Registry District of the Land Court. The property is zoned Residential - 20.

3. Our decision is based upon the application and accompanying materials, and representations and testimony received at our public hearing. The Planning Board recommendation was favorable. There was one letter in opposition to the matter on file.

4. Joan Bunting represented the Applicant at the hearing. At the hearing, Ms. Bunting explained to the Board that the Applicant is requesting Variance relief pursuant to Nantucket Zoning Bylaw Section 139-32 (Variances) from the intensity regulations in Section 139-16 (intensity regulations - frontage) to grant relief from the frontage requirements of the bylaw in

Leslie Snell, the Senior Planner for the Town of Nantucket, gave a detailed history of the parcel and the recommendation of the Planning Board. Ms. Snell explained that the lots in question were shown on a Land Court Plan that pre-dates the adoption of the Subdivision Control Law (1955) and they meet the minimum dimensional standards for the R-20 zoning district, except for frontage. However, because Miller Lane has not been laid out as a road, the lots do not have frontage and are not regarded as buildable. Ms. Snell further added that had the property owner realized after the adoption of zoning that the lots did not have frontage, they could have provided an access easement pursuant to Section 139-33E(1)(b) of the Zoning Bylaw, which would have cured the situation. However, the owner had no indication that the status of the lots was in jeopardy and they were believed to have frontage on a parcel of land known as Millers Lane, which in addition to the name, the shape of which gives the appearance of a road. In addition, the lots have been assessed by the Tax Assessor as buildable lots for years. All other lots shown on the 1955 Land Court Plan, located within the triangular piece of land between Old South Road and so-called Millers Lane, have legitimate frontage and are buildable. On several occasions in recent years the Planning Board reviewed the subject lots and made recommendations on access to the Board of Selectmen and County Commissioners. Efforts to extend the public lay-out of Miller Lane to provide frontage was not positively acted upon.

Ms. Snell also discussed how an application to the Planning Board could be submitted for an Approval Required (AR) subdivision to create a roadway to provide frontage to these lots. The applicant could also submit an application to the Planning Board for an Approval Not Required (ANR) plan to create lots using Old South Road as frontage. Either of these options would require at least one new driveway or roadway access point on Old South Road, which is contrary to sound traffic and safety considerations, and these options may result in the creation of additional lots. Therefore, the Planning Board recommends granting the requested variance in order to validate the lots as separately marketable and buildable so to have less of a development impact than the other options mentioned.

5. Accordingly, the Board of Appeals, by unanimous vote of the sitting members, found that the requested variance can be granted to this specific lot without affecting the zoning district generally; that a literal enforcement of the provisions of Chapter 139 of the Code of the Town of Nantucket would involve substantial hardship to the Applicant; that desirable

relief may be granted without substantial detriment to the public good because any alternative means of granting the Applicants these separately marketable and buildable lots would create a new access of Old South Road, which is against sound traffic and safety considerations; and that the relief would not nullify or substantially derogate from the intent or purpose of said Zoning Bylaw. Accordingly, the relief requested from Section 139-17 is granted by VARIANCE with the following conditions:

a. That access to the lots must be limited Miller Lane, via an easement over Lot 46, and in the case of Lot 44, an easement over Lots 45 and 46; and,

b. That the lots shall be prohibited from any further division which results in additional building lots.

SIGNATURE PAGE TO FOLLOW

Dated: Octo 13, 2011

Edward Toole

Dale Waine

Kerim Koseatac

Mark Poor

Michael Angelastro

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss. Octo 13, 2011

On this 13 day of Octo, 2011, before me, the undersigned Notary Public, personally appeared Dale Waine, who is personally known to me, and who is the person whose name is signed on the preceding or attached document, and who acknowledged to me that he/she signed it voluntarily for its stated purpose.

Notary Public: S. B Brescher
My commission expires: 9/19/2014

JOHN B. BRESCHER NOTARY PUBLIC My Commission Expires on 9/19/2014 COMMONWEALTH OF MASSACHUSETTS

I CERTIFY THAT 20 DAYS HAVE ELAPSED AFTER THE DECISION WAS FILED IN THE OFFICE OF THE TOWN CLERK, AND THAT NO APPEAL HAS BEEN FILED, PURSUANT TO GENERAL LAWS 40A, SECTION 11

TOWN CLERK

JAN 26 2012

ATTEST: A TRUE COPY

NANTUCKET TOWN CLERK

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 286

Street & Number of Proposed Work: 7 BREWSTER ROAD

Owner of record: 7 BREWSTER NANTUCKET LLC

Mailing Address: 3 DOC RYDER DRIVE
NANTUCKET, MA 02554

Contact Phone #: 228-2011044 E-mail: HP STAHL (@ GMAIL. COM)

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CHARINALINDA @COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: @83 Sq. Footage 1st floor: 2055 Decks/Patio: Size: @100 ☒ 1st floor ☐ 2nd floor
Width: @32 Sq. footage 2nd floor: 2022 Size: 287 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -0-8" South -0-8" East -0-8" West -0-8"

Height of ridge above final finish grade: North 26± South 26± East 26± West 26±

Additional Remarks: NEW SINGLE-FAMILY DWELLING

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 26 /12 Secondary Mass 5 /12 Dormer 4 /12 Other GAMBREL

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: RAILINGS-36" Type: DECKS/RW Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other CC
C. Dimensions: Fascia 1x4 Rake 1x6 Soffit (Overhang) 1x8 Corner boards N/A Frieze 1x2
Window Casing 1x4 Door Frame 1x8 Columns/Posts: Round ____ Square 8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer #42 NORWOOD

Doors* (type and material): ☐ TDL ☒ SDL Front 4LT TOP/2PANEL Rear 4LT FRENCH Side 4LT 2PANEL +BASEMENT

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof WOOD
Trim WHITE Sash FOREST GREEN Doors WHITE
Deck WHITE/NTW Foundation GRAY Fence RAILINGS WHITE/ROSEWOOD Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

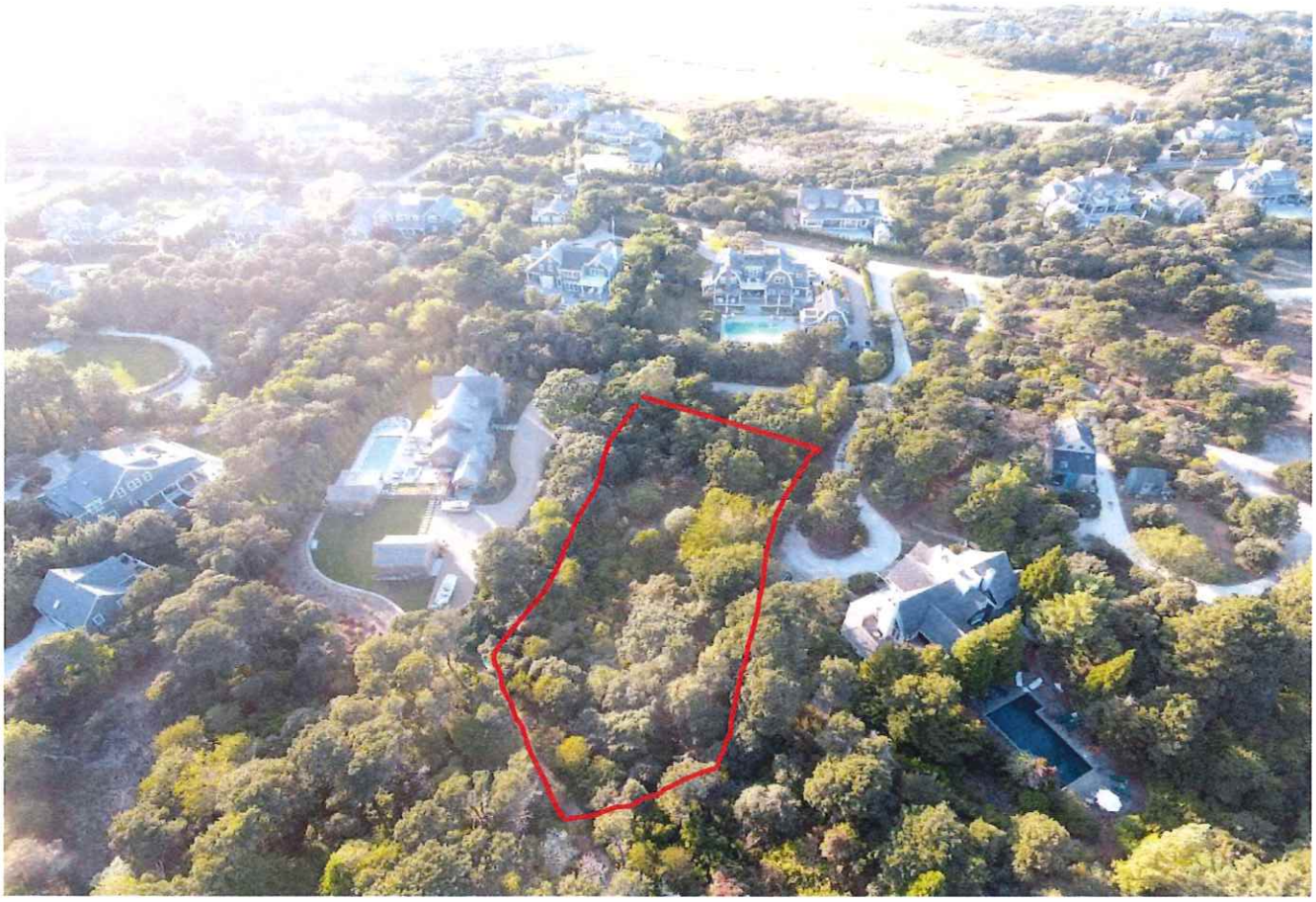
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/20/2024 Signature of owner of record _____ Signed under penalties of perjury

7 BREWSTER ROAD









ABUTTING 9 BREWSTER ROAD



ABUTTING 3 BREWSTER ROAD – BLOCKS VIEW OF LOCUS FROM BREWSTER ROAD



LOCUS TO THE REAR OF 3 BREWSTER ROAD – BREWSTER ROAS TO THE LEFT



ACCESS TO 7 BREWSTER ROAD IS EAST OF 3 BREWSTER ROAD BY PRIVATE EASEMENT



ABUTTING 5 BREWSTER ROAD





ABUTTING 19 MONOMOY ROAD ACCESSED FROM BREWSTER ROAD



16 BREWSTER ROAD





19 BREWSTER ROAD

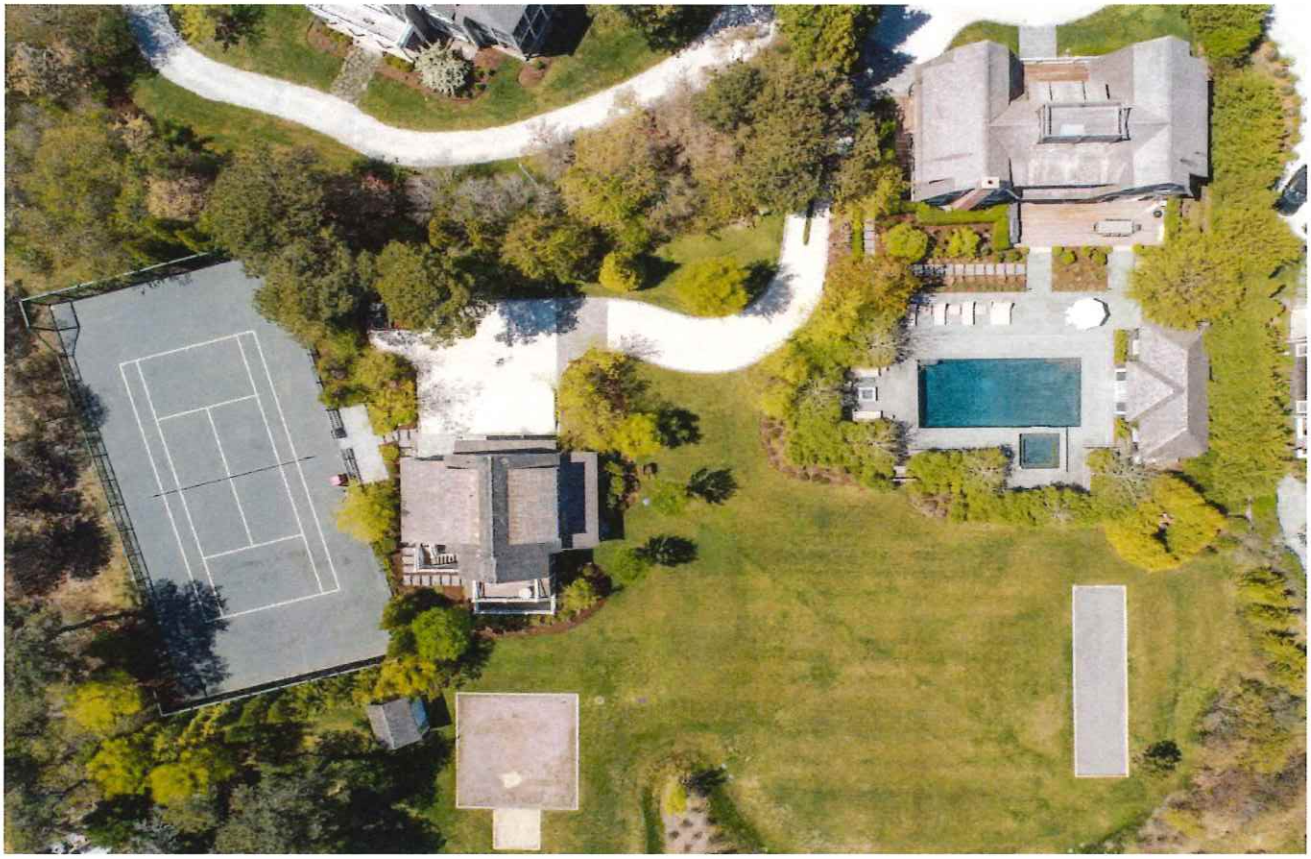




21 BREWSTER ROAD – MULTIPLE BUILDINGS IN A COMPOUND







27 BREWSTER ROAD



29 BREWSTER ROAD





23 MONOMOY ROAD NORTH OF ENTRANCE TO BREWSTER ROAD



17 MONOMOY ROAD – SOUTH CORNER ENTRANCE TO BREWSTER ROAD



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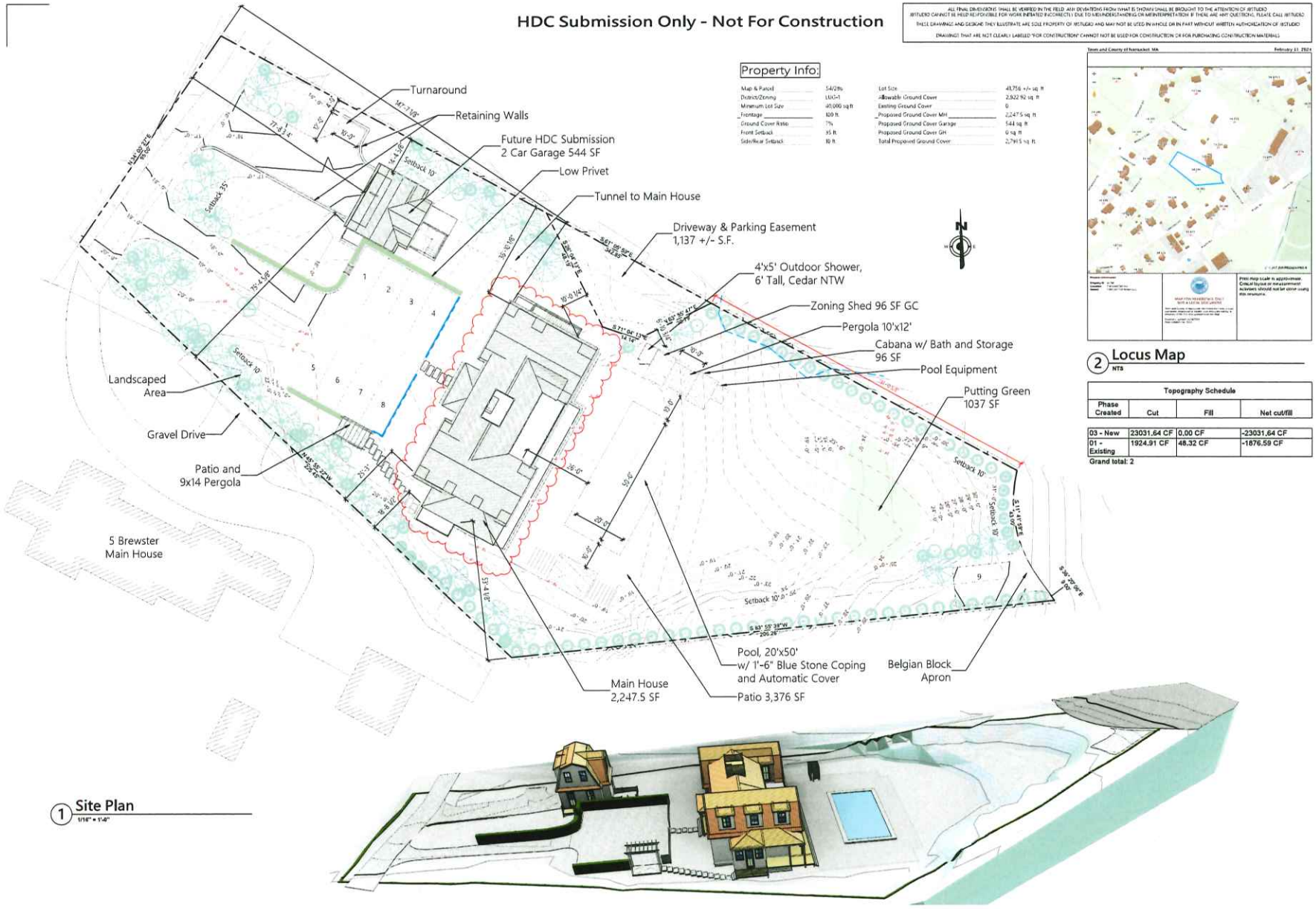
Property Info:

Map & Parcel	54/286	Lot Size	41,756 +/- sq. ft
District/Zoning	LUO-1	Allowable Ground Cover	2,922.92 sq. ft
Minimum Lot Size	40,000 sq ft	Existing Ground Cover	0
Frontage	100 ft	Proposed Ground Cover MH	2,247.5 sq. ft
Ground Cover Ratio	7%	Proposed Ground Cover Garage	544 sq. ft
Front Setback	35 ft	Proposed Ground Cover GH	0 sq. ft
Side/Rear Setback	10 ft	Total Proposed Ground Cover	2,791.5 sq. ft



1 Site Plan
1/16" = 1'-0"

4 3D View Topo

2 Locus Map
NTS

Topography Schedule

Phase Created	Cut	Fill	Net cut/fill
03 - New	23031.64 CF	0.00 CF	-23031.64 CF
01 - Existing	1924.91 CF	48.32 CF	-1876.59 CF

Grand total: 2

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email: juraj@theJBStudio.com

Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Site Plan
Existing and New

Date

08.25.2024

Revisions

C.101

Scale As indicated

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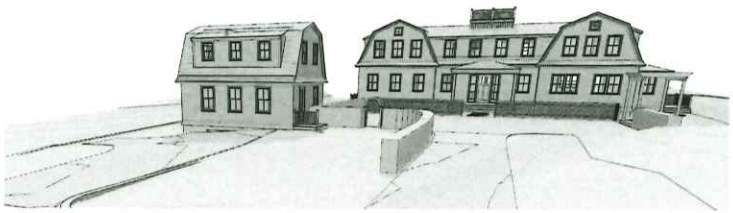
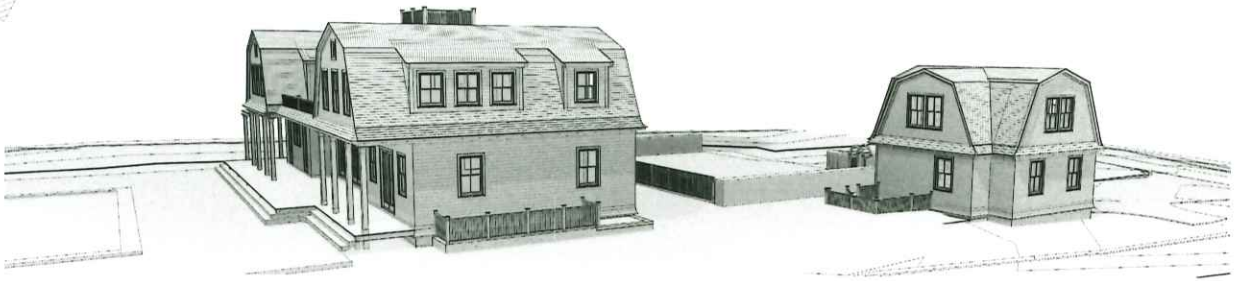


2 3D View 1

1 Site Plan New
1/16" = 1'-0"



3 3D View 2

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Main Residence

7 Brewster Rd., Nantucket MA
02554

Sheet

Site Plan New

Date

08.25.2024

Revisions

C.102

Scale 1/16" = 1'-0"

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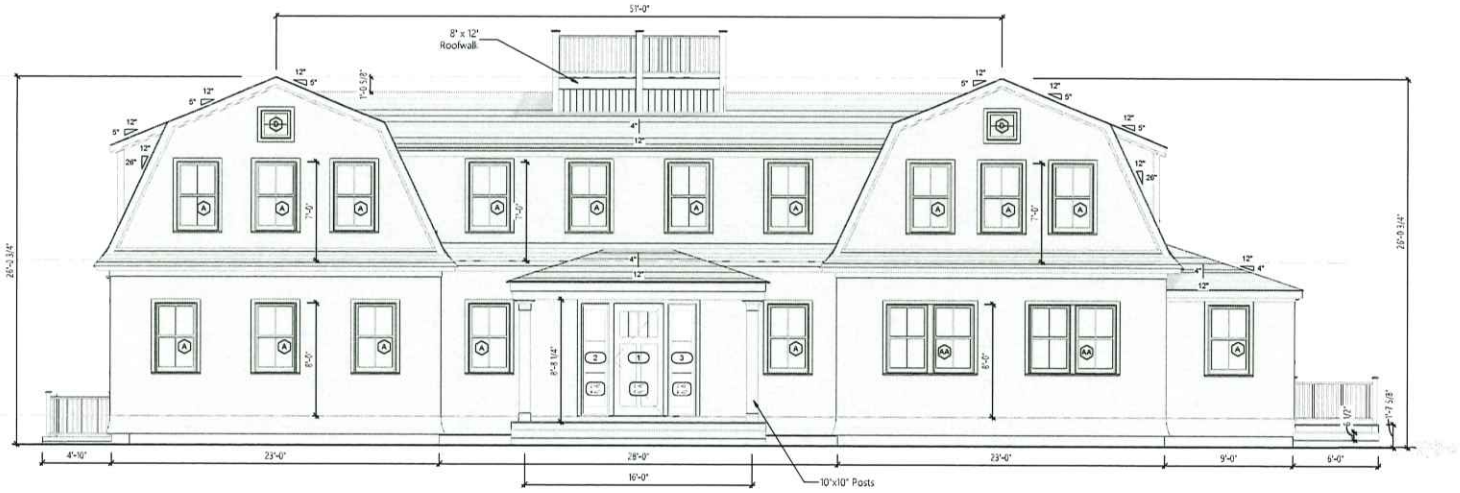
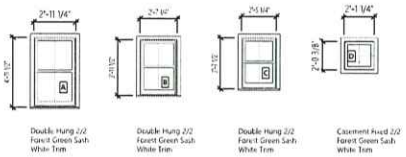


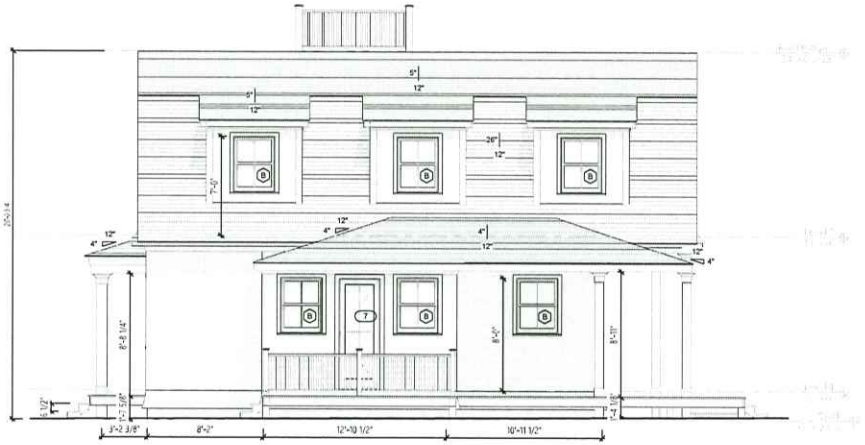
1 Proposed North/West Elevation
1/4" = 1'-0"



Window Schedule
1/4" = 1'-0"



Door Schedule
1/4" = 1'-0"



2 Proposed South/West Elevation
1/4" = 1'-0"

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Project
Main Residence
7 Brewster Rd., Nantucket MA 02554

Sheet
Exterior Elevations - NW/SW

Date
08.25.2024

Revisions

A.101

Scale 1/4" = 1'-0"

8/25/2024 11:29:34 AM

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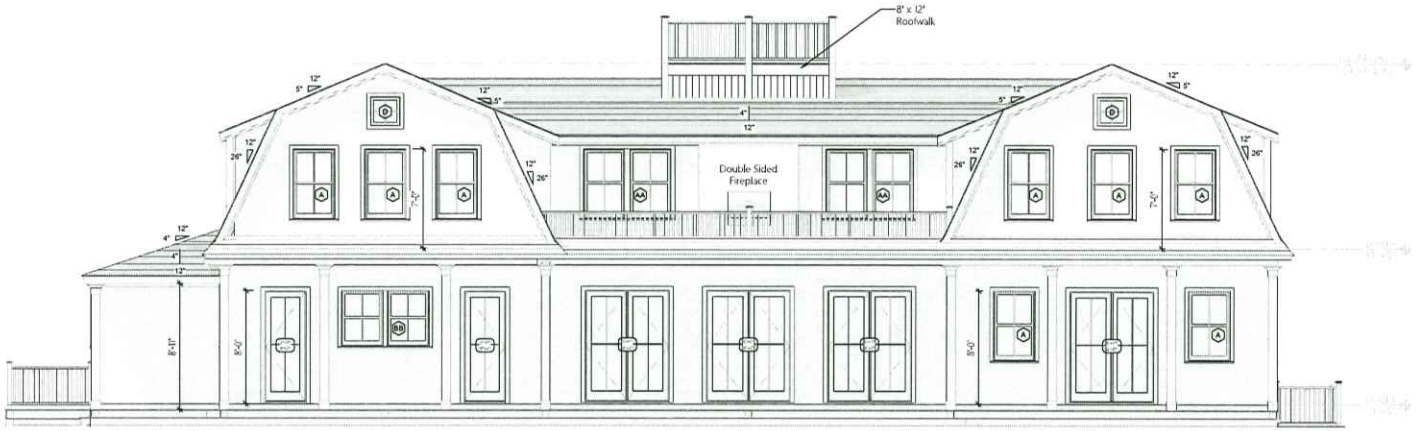
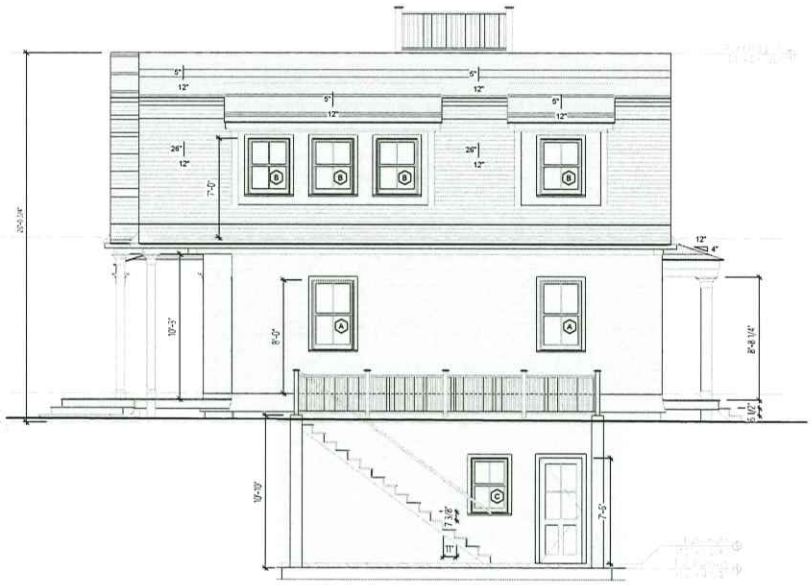


2 Proposed South/East Elevation
1/4" = 1'-0"



1 Proposed North/East Elevation
1/4" = 1'-0"

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Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Exterior Elevations - SE/NE

Date

08.23.2024

Revisions

A.102

Scale 1/4" = 1'-0"

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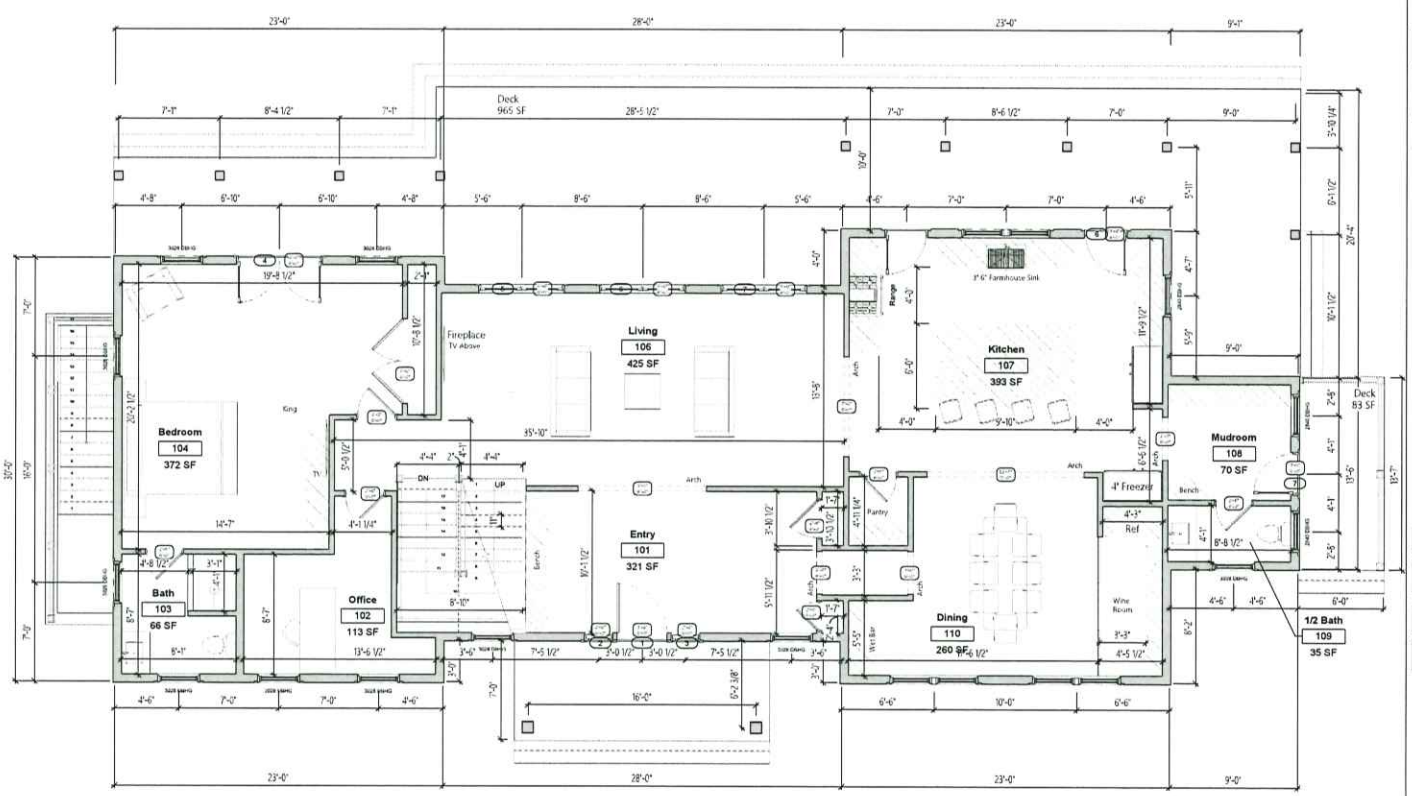
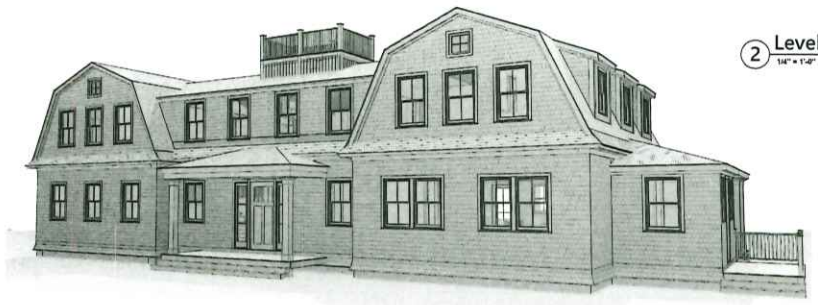


2 Level 1
1/4" = 1'-0"



1 3D View 1

Level 1 - Room Schedule			
Number	Name	Area	Comments
101	Entry	321 SF	
102	Office	113 SF	
103	Bath	66 SF	
104	Bedroom	372 SF	
106	Living	425 SF	
107	Kitchen	393 SF	
108	Mudroom	70 SF	
109	1/2 Bath	35 SF	
110	Dining	260 SF	
Grand total: 9		2055 SF	

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Project

Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

First Floor Plan

Date

08.23.2024

Revisions

A.202

Scale 1/4" = 1'-0"

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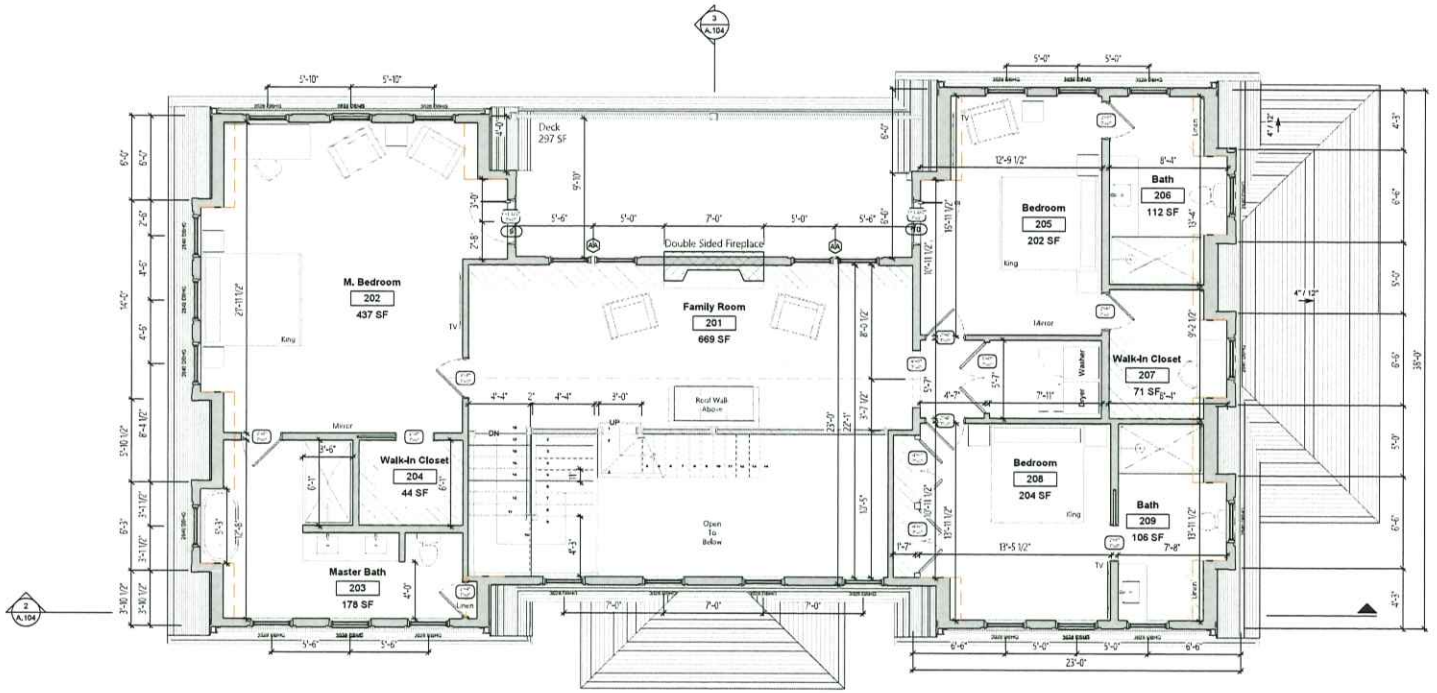
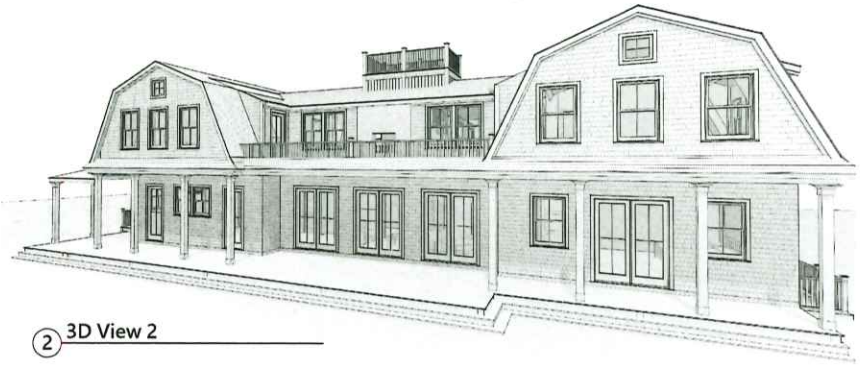


1 Level 2
1/4" = 1'-0"



2 3D View 2

Level 2 - Room Schedule

Number	Name	Area	Comments
201	Family Room	669 SF	
202	M. Bedroom	437 SF	
203	Master Bath	178 SF	
204	Walk-In Closet	44 SF	
205	Bedroom	202 SF	
206	Bath	112 SF	
207	Walk-In Closet	71 SF	
208	Bedroom	204 SF	
209	Bath	106 SF	
Grand total: 9		2022 SF	

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Main Residence

7 Brewster Rd., Nantucket MA 02554

Sheet

Second Floor Plan

Date

08.23.2024

Revisions

A.203

Scale 1/4" = 1'-0"

8/24/2024 2:05:33 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 78 PARCEL N°. 1

Street & Number of Proposed Work: 14 Airport Rd.

Owner of record: Nantucket Airport

Mailing Address: 16 Broad St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Nomand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Door changes

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Hanger 8

New doors on rear

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type Overhead Material metal

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors To match existing

Deck _____ Foundation _____ Fence _____ Shutters _____

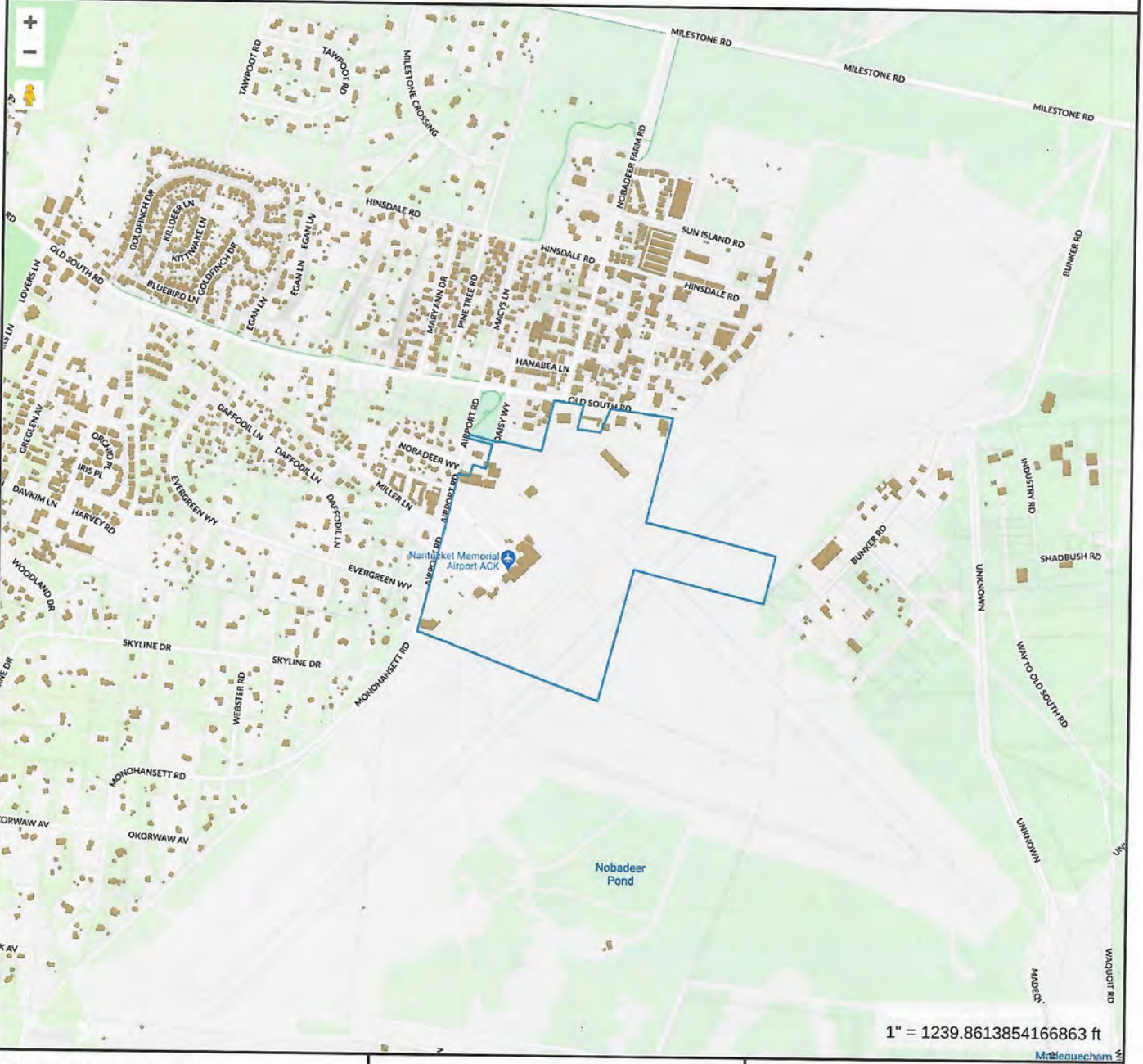
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury


U.S.A.
8





Property Information

Property ID	7275
Location	14 AIRPORT RD
Owner	NANTUCKET TOWN OF

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Town and County of Nantucket, MA

August 22, 2024



Property Information

Property ID 7275
Location 14 AIRPORT RD
Owner NANTUCKET TOWN OF

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Geometry updated 06/04/2024
Data updated Jan. 2021

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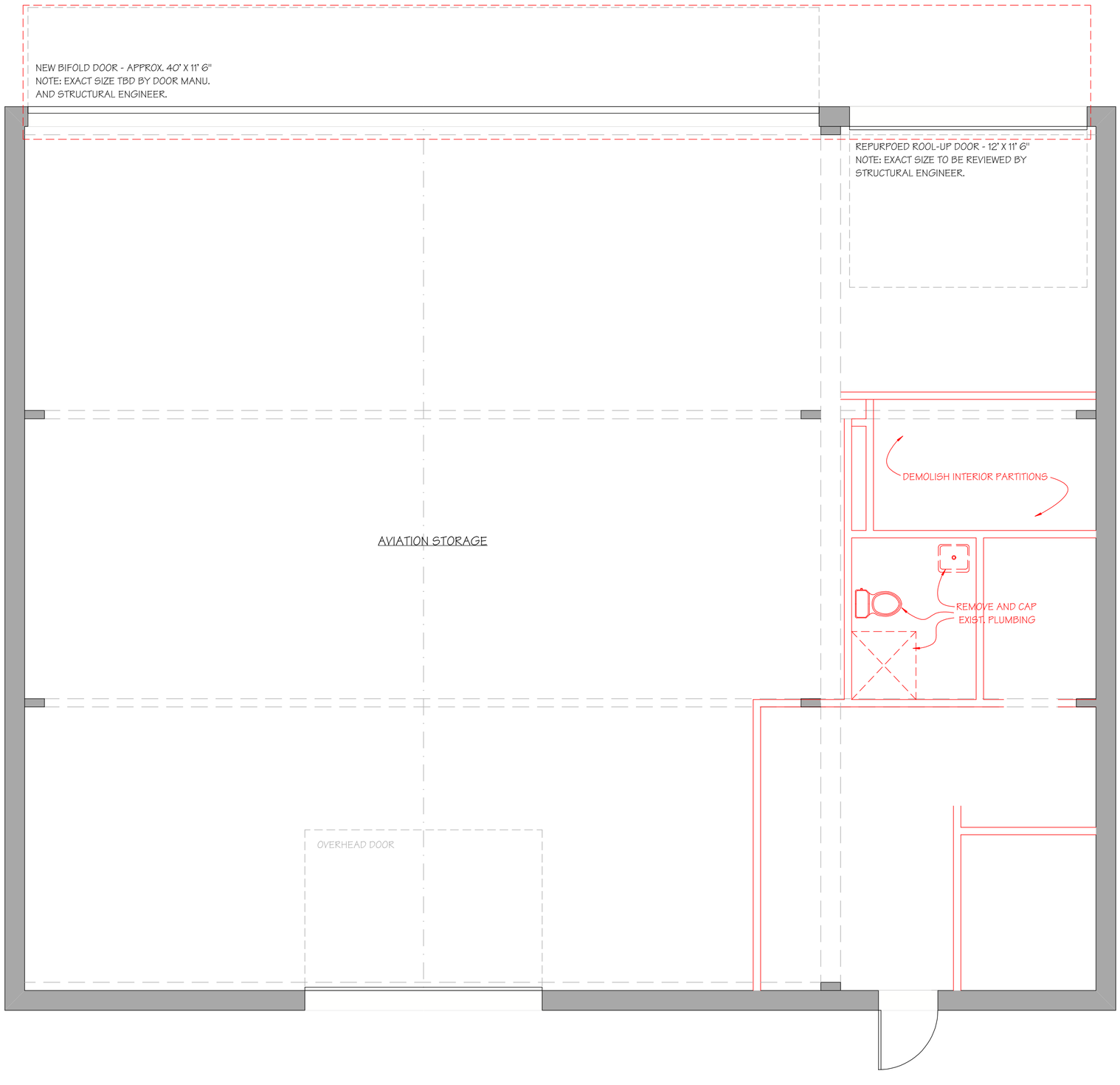

FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

BENJAMIN
NORMAND RESIDENTIAL
DESIGN, INC
P.O. BOX 1375 ~ NANTUCKET, MA 02554
(508) 228-2044 NORMANDRESIDENTIAL.COM

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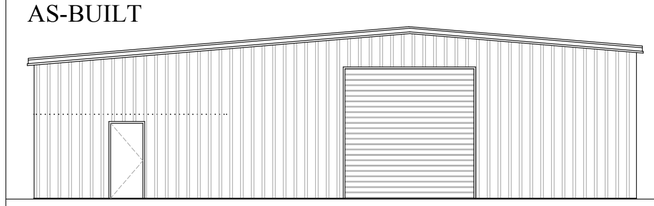
FIRST FLOOR PLAN
DATE: 08/22/2024
SCALE: 1/4" = 1'0"

M/P: 78 / 1

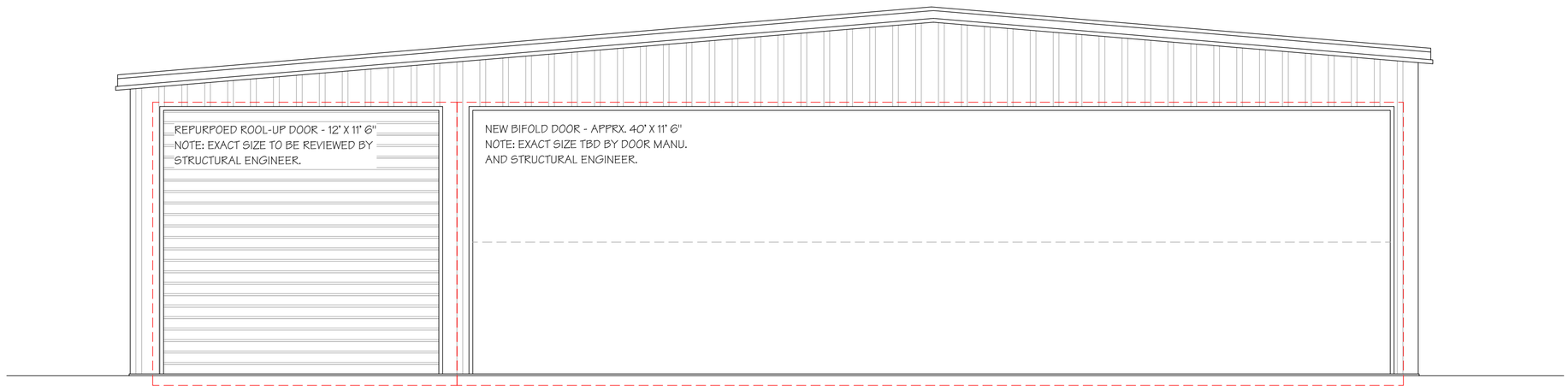
14 AIRPORT RD.
NANTUCKET, MA

1

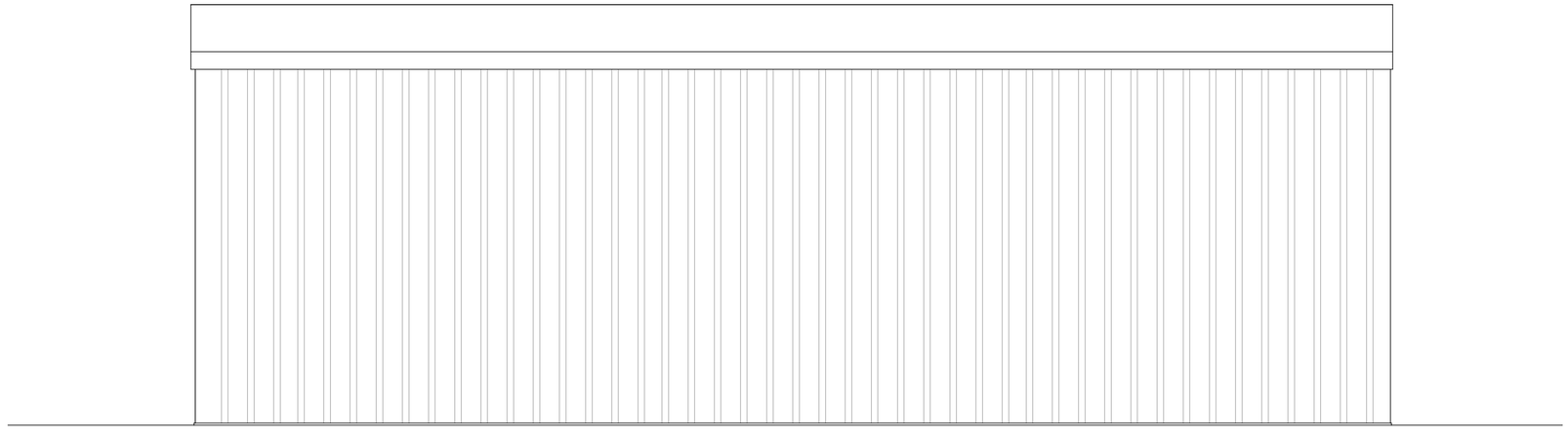
AS-BUILT



SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION
- NO CHANGE -

NOT FOR CONSTRUCTION

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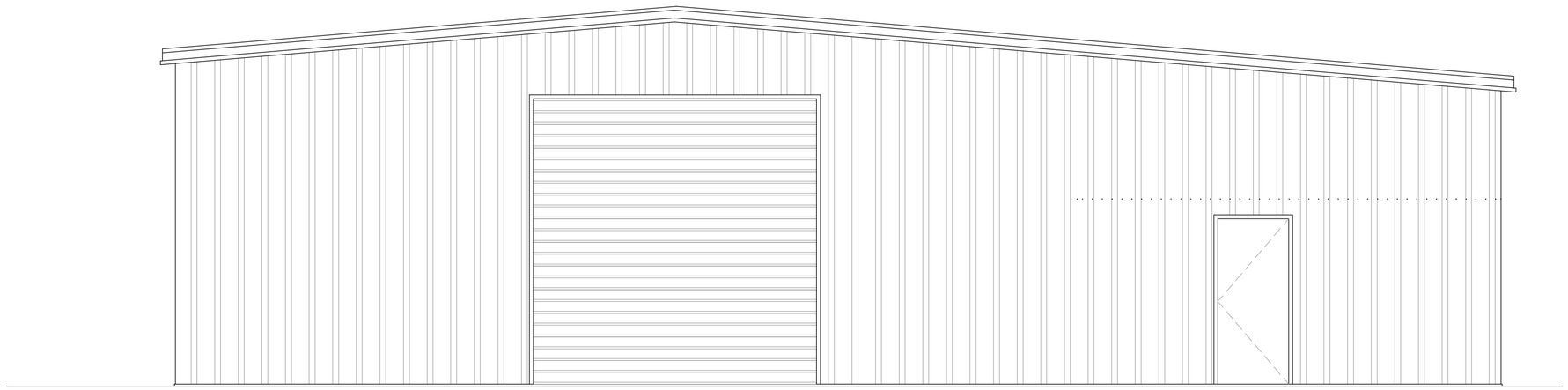
ELEVATIONS
DATE: 08/22/2024
SCALE: 1/4" = 1'0"

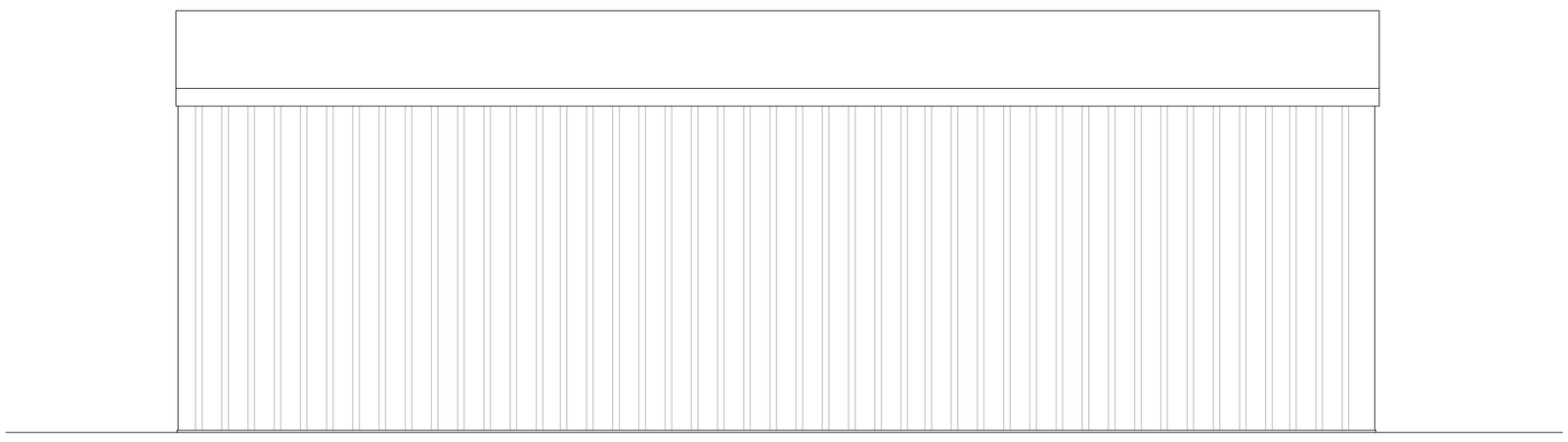
M/P: 78 / 1

14 AIRPORT RD.
NANTUCKET, MA

2



NORTH ELEVATION
- NO CHANGE -



WEST ELEVATION
- NO CHANGE -

NOT FOR CONSTRUCTION

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ELEVATIONS
DATE: 08/22/2024
SCALE: 1/4" = 1'0"

M/P: 78 / 1

14 AIRPORT RD.
NANTUCKET, MA

3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

NA 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

NA 3. **As-Built Plans (1copy):** of existing elevations

NA 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

NA 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

BAN 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

NA 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

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HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Nantucket Airport

STREET ADDRESS 14 Airport Rd

MAP/PARCEL 78/1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/22/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/22/2024

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 30 PARCEL N°. 128

Street & Number of Proposed Work: 3 Powgonet Lane

Owner of record: Amy & Corey Rowland

Mailing Address: 142 Dean St.

Brooklyn NY 11217

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375

Nantucket MA 02554

Contact Phone #: 228.2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other Letter of Historic Determination

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: None

Original Date: 1920

Original Builder: Unknown

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

– Main House –

Request for a Letter of Historic Determination

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

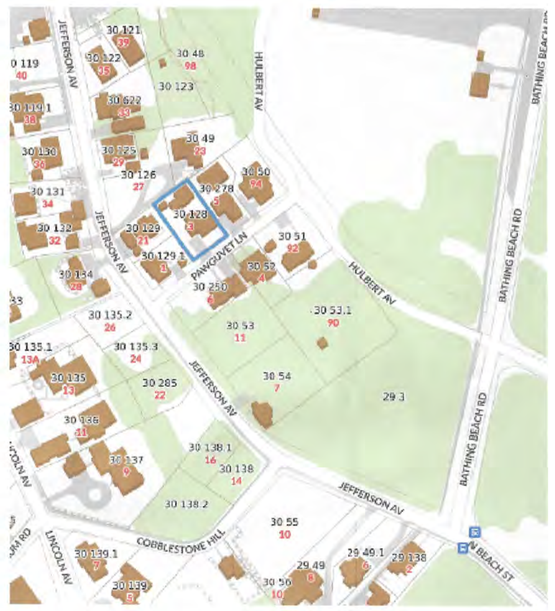
Deck _____ Foundation _____ Fence _____ Shutters _____

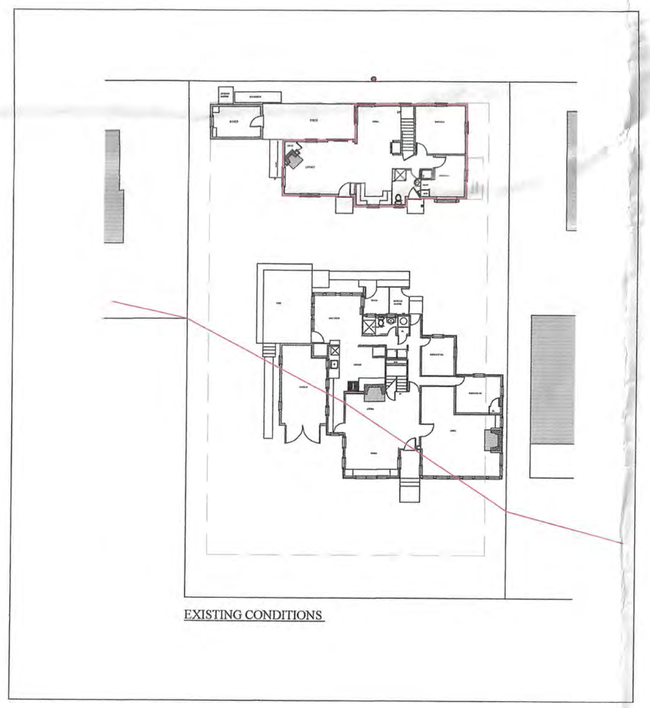
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

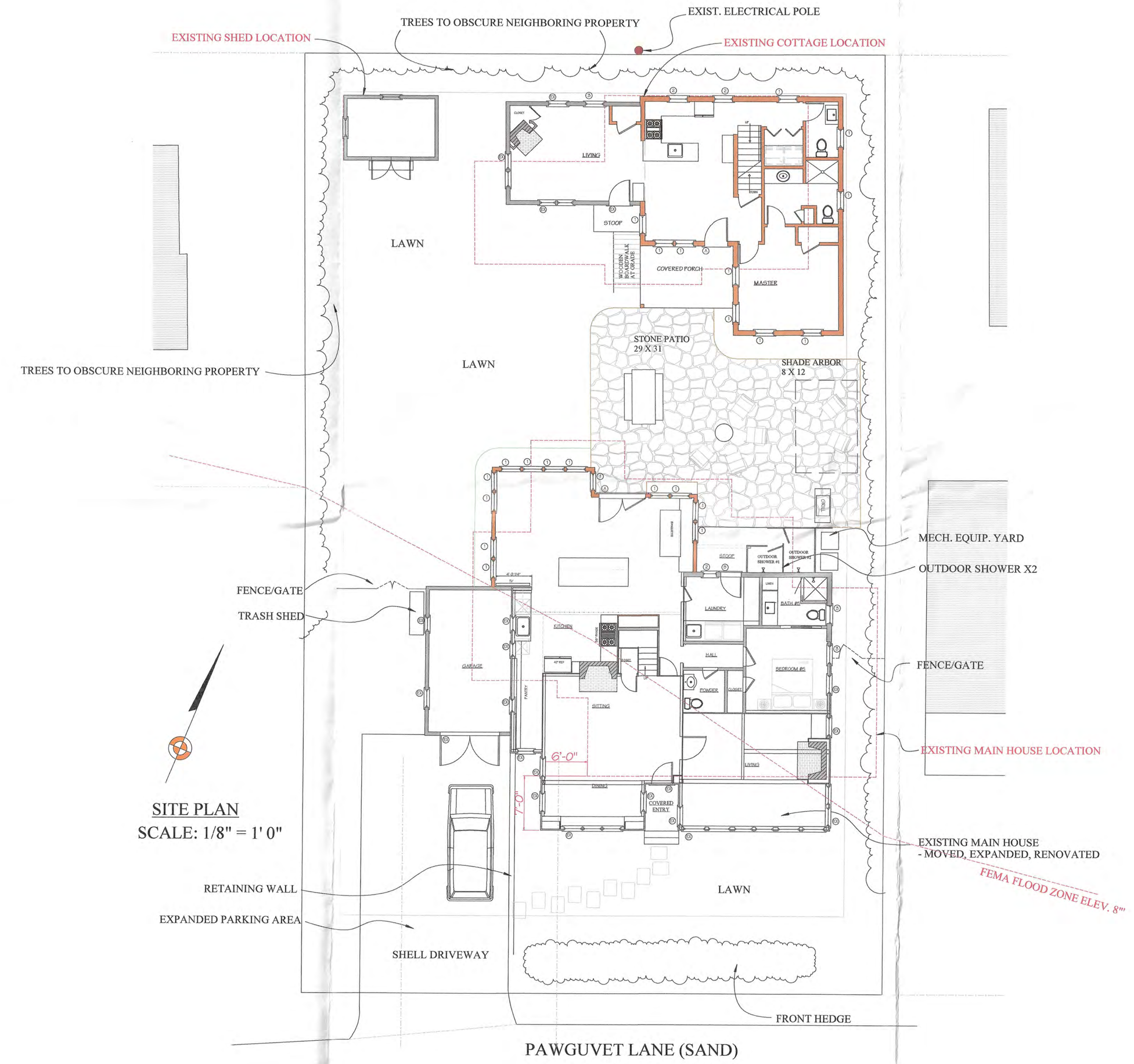
Date 8/26/2024 Signature of owner of record _____ Signed under penalties of perjury

THE ROWLAND RESIDENCE
3 PAWGUVET LN.
NANTUCKET, MA 02554





MAP & PARCEL: 30 x 128
ZONE: R-1
FRONT / REAR SETBACKS: 10' / 5'
MINIMUM LOT SIZE: 5,000 s.f.
LOT AREA: 9,087 s.f.
GROUND COVER RATIO: 30%
PROPOSED GROUND COVER:
MAIN HOUSE: 1814 S.F.
GUEST HOUSE: 882 S.F.
SHED: 96 S.F. (EXEMPT)
TOTAL GROUND COVER: 2,696 S.F.
ALLOWABLE GROUND COVER: 2,726 s.f.



SITE PLAN
SCALE: 1/8" = 1' 0"

APPROVED
HDC2023-06-8650
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
SITE COPY

NOT FOR CONSTRUCTION

COVER SHEET
DATE: 09/11/2023
SCALE: AS NOTED

M/P: 30 / 128

THE ROWLAND RESIDENCE
3 PAWGUVET LN.
NANTUCKET, MA

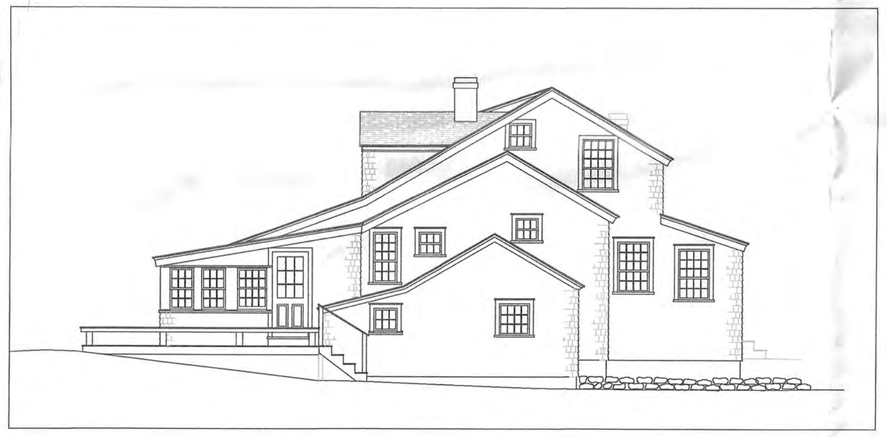
A



AS-BUILT SOUTH ELEVATION



PROPOSED SOUTH ELEVATION





Rowland Main House - Window Schedule

Number	Sash/Unit Size	Rough Opening	Manuf.	Type	Units	Model No.	Quant.
1	2' 4" x 4' 4"	TBD	Green Mnt	12/12 Dbl Hng			13
2	1' 9" x 3' 9"	TBD	Green Mnt	9/6 Dbl Hng			1
3	2' 4" x 3' 9"	TBD	Green Mnt	12/8 Dbl Hng			2
4	2' 4" x 3' 1"	TBD	Green Mnt	8/8 Dbl Hng			3
A	(2) 3' 0" x 6' 8"	TBD	TBD	12 light 1 panel	double		1
B	2' 8" x 6' 8"	TBD	TBD	12 light 1 panel	single		1
EX	Existing Window/Door						

APPROVED
HDC2023.06.8655
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

NOT FOR CONSTRUCTION

MAIN HOUSE ELEVATIONS
DATE: 09/11/2023
SCALE: 1/4" = 1'0"

M/P: 30 / 128

THE ROWLAND RESIDENCE
3 PAWGUVET LN.
NANTUCKET, MA

4



AS-BUILT NORTH ELEVATION



PROPOSED NORTH ELEVATION



AS-BUILT EAST ELEVATION



PROPOSED EAST ELEVATION

APPROVED
HDC2023.06.8650

NO EXTERIOR CHANGES WITHOUT HDC APPROVAL

REVISED DORMER W/ CORNER BOARDS

NOT FOR CONSTRUCTION

MAIN HOUSE ELEVATIONS
DATE: 09/11/2023
SCALE: 1/4" = 1'-0"

M/P: 30 / 128

THE ROWLAND RESIDENCE
3 PAWGUVET LN.
NANTUCKET, MA

5

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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Street & Number of Proposed Work: 3 Fawgusset Lane

Owner of record: Amy & Greg Rowland

Mailing Address: 142 Dean St.
Brooklyn NY 11217

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Normand Residential

Mailing Address: PO Box 1375
Nantucket MA 02554

Contact Phone #: 228-2044 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

Guest Cottage

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 882 s.f. Decks/Patio: Size: 72 s.f. ☑ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: 644 s.f. Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North No change South _____ East _____ West _____

Height of ridge above final finish grade: North 20' 8" South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1930 (original structure)

Original Builder: 1960's era move on/attached in 2010

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- Relocate existing structure on site.
- Additions & fenestration changes

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 10 Secondary Mass _____/12 10 Dormer _____/12 _____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles Natural ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round ____ Square 6x6

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer Green Mountain

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear 15 light slider Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Grey Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 6/6/2023 Signature of owner of record _____ Signed under penalties of perjury

BUILDING/STRUCTURE INVENTORY FORM
NANTUCKET ISLAND ARCHITECTURAL AND CULTURAL RESOURCES SURVEY
NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: BP7-23
MAP/PARCEL#: 30-128

Recorded by: AR Date: 03/01/89 Organization: AGS

IDENTIFICATION

1. Street Name & No.: 3 PAWGUVET LN REAR

2. Building Name: N/A

3. Ownership: Private

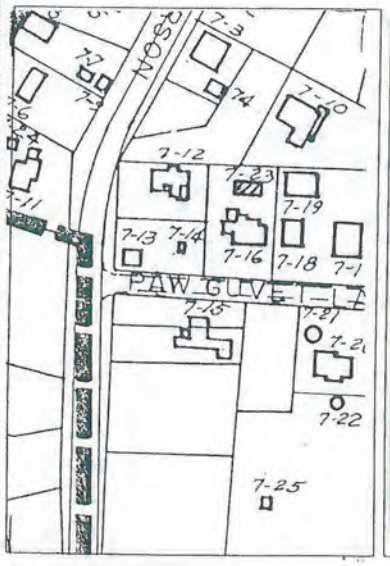
4. Present Owner: ROWLAND, WILLIAM P.

5. Ownership History:
Unknown

6. Use: Original: Dwelling Present: Dwelling
Seasonal/Year-Round: Unknown

7. Accessibility to Public: Visible from Public Road? Yes
Interior: N/A

8. MAP -- 3 X 2"





Revised 5/89

 Survey/Film Roll #: BP7-23

GENERAL SETTING AND ORIENTATION OF BUILDING

10. Lot Size:N/A
11. Approximate Frontage (ft.): N/A
12. Setback from Street (ft.):40 or less feet
13. Orientation to Street Address: Ridge Parallel
14. Surroundings: Scattered Buildings,Residential
15. Related Outbuildings and Property: Boardwalk
16. Other Notable Features:
    N/A

DESCRIPTION

17. Foundation: Concrete
18. Structural System: Woodframe
19. Exterior Wall Material, Front Facade: Shingles-Weathered
20. Exterior Wall Material, Side Elevations: Shingles-Weathered
21. Exterior Wall Material, Rear Elevation: Shingles-Weathered
22. Number of Stories: 1
23. Roof Shape: Gable
24. Roofing Material: Composition Shingle
25. Roof Features: Solar Panel
26. Dormer Roof(s): N/A
27. Chimney Material: Brick-unpainted
28. Chimney Position: Off Center
29. Number of Chimneys: 1
30. Chimney Features: N/A
31. Front/Primary Door Location: Off Center
32. Front/Primary Door Frame Features: Flush Frame,French Doors
33. Number of Bays: NA
34. Window Frame Type: Flush
35. Window Sash Type(s) - Front Facade: 6/6

36. Porch: N/A
37. Signage: N/A
38. Details: Trellis
39. Condition: Good
40. Integrity: N/A
41. Alterations:
    N/A

Survey/Film Roll #: BP7-23

SIGNIFICANCE

42. Role the Building Plays: National Register: Contributing
43. Date of Initial Construction: 1930
Source: Assessors Records,Sanborn Maps
Architect: Unknown Builder: Unknown
44. Building Type: Additive
45. Architectural Style: N/A
46. Historical and Architectural Importance:
Unknown

47. Sources: Assessors Records,Sanborn Maps







Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

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(initial to indicate read and understand)

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✓ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Benjamin Normand

AS AGENT FOR Amy & Greg Rowland

STREET ADDRESS 3 Pauquet Lane

MAP/PARCEL 30/129

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/26/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/26/2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 621

Street & Number of Proposed Work: 46 Essex Rd Lot 3

Owner of record: Andrew and Jeanne Caspe

Mailing Address: 46 Essex Rd
Nantucket MA 02554

Contact Phone #: 508-633-9378 E-mail: caspeack@verizon.net

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☒ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0
Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways common gravel Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8-27-24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

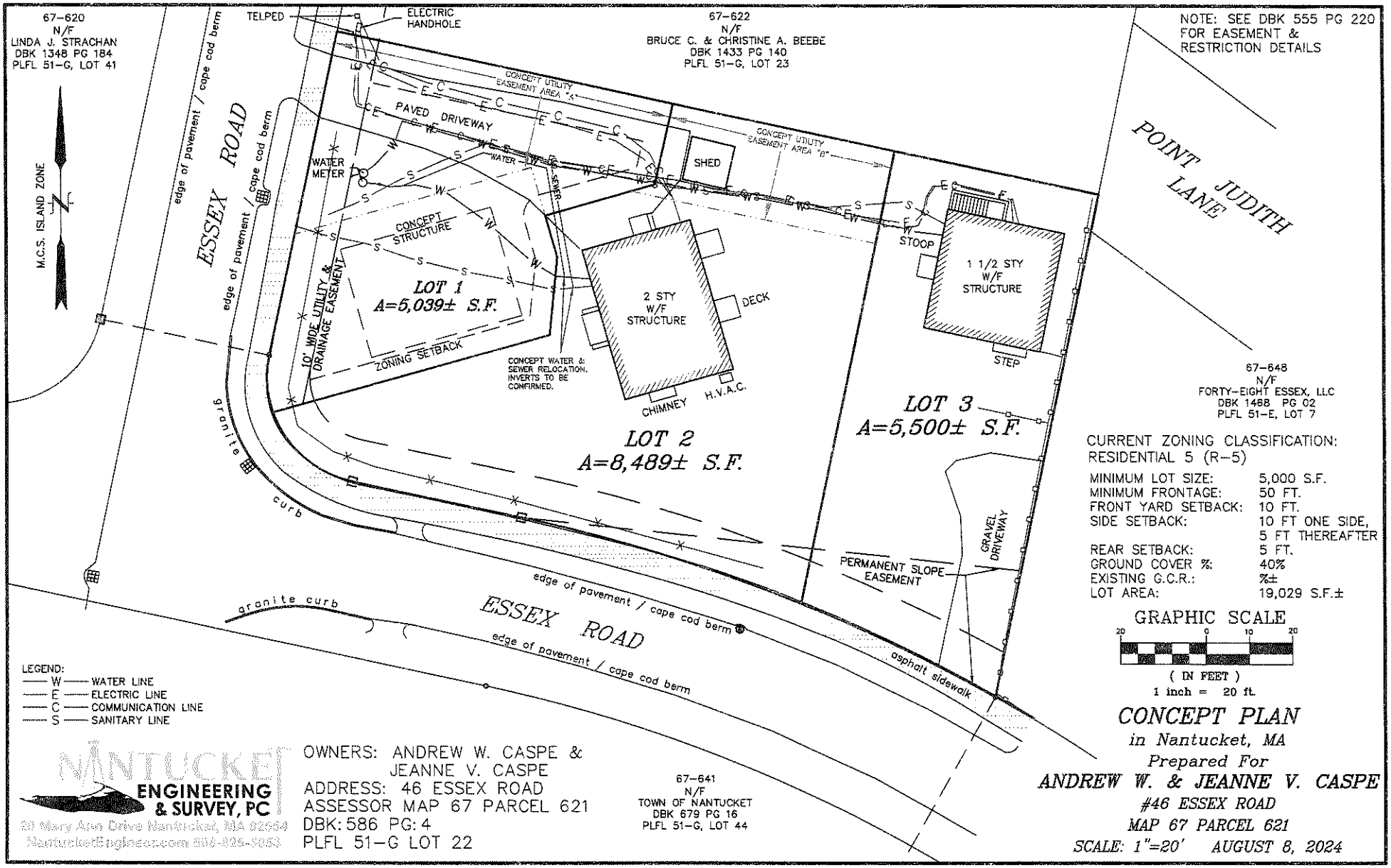
Property ID	5912
Location	46 ESSEX RD
Owner	CASPE ANDREW K & JEANNE V

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING CLASSIFICATION:
RESIDENTIAL 5 (R-5)

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
SIDE SETBACK:	10 FT ONE SIDE, 5 FT THEREAFTER
REAR SETBACK:	5 FT.
GROUND COVER %:	40%
EXISTING G.C.R.:	%±
LOT AREA:	19,029 S.F.±

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-925-5052

OWNERS: ANDREW W. CASPE & JEANNE V. CASPE
ADDRESS: 46 ESSEX ROAD
ASSESSOR MAP 67 PARCEL 621
DBK: 586 PG: 4
PLFL 51-G LOT 22

CONCEPT PLAN

in Nantucket, MA

Prepared For

ANDREW W. & JEANNE V. CASPE

#46 ESSEX ROAD

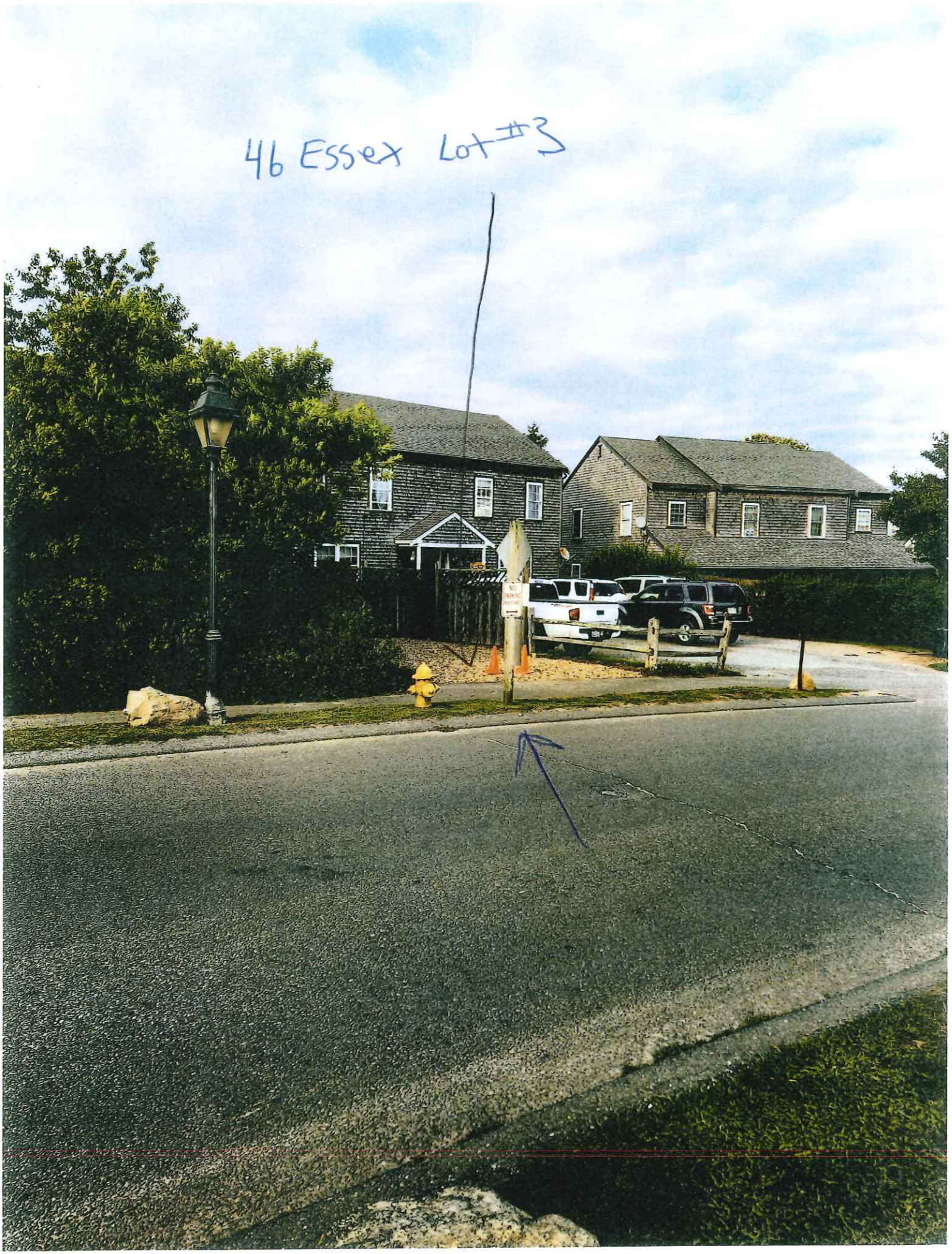
MAP 67 PARCEL 621

SCALE: 1"=20' AUGUST 8, 2024


46 Essex
Lot #3
SPEED
BUMP
AHEAD
SLOW
CHILDREN
AT PLAY

46 Essex
Lot #3




46 Essex Lot #3

46 Essex
Lot #3



CERTIFICATE NO: _____ DATE ISSUED: _____

DEMO on MOVE

8/28 OFFICE COPY

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92.4 PARCEL N°. 24

Street & Number of Proposed Work: 50 WANOMA WAY

Owner of record: CARL + SHARON NIELSEN

Mailing Address: PO BOX 151
PEQUANNOK, NJ 07740

Contact Phone #: 973.865.3337 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUNES RD
NANTUCKET

Contact Phone #: 228 9101 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building OR ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 48 Sq. Footage 1st floor: 1355
Width: 48 Sq. footage 2nd floor: 1355±
Sq. footage 3rd floor: _____

Decks/Patio: Size: 8x48 ☑ 1st floor ☑ 2nd floor
Size: 8x24 ☑ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North 24' ± South 24' ± East 24' ± West 24' ±

Additional Remarks

REVISIONS* 1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation
(describe)

Historic Name:

Original Date:

Original Builder:

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof MED. GRAY
Trim WHITE Sash WHITE Doors WHITE
Deck NTW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/28/24 Signature of owner of record _____ Signed under penalties of perjury

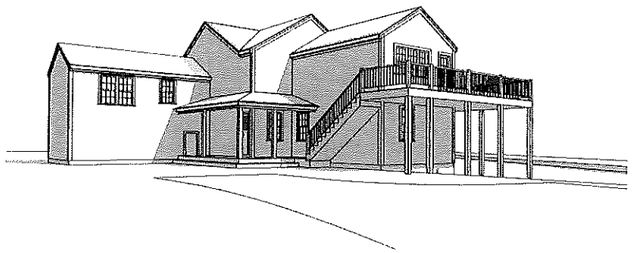

50
WANOMA
WAY

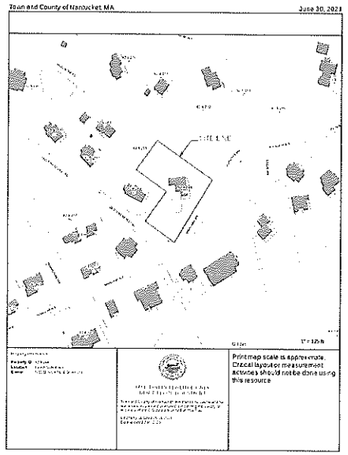


close or Esc Key

PROPOSED MOVE OR DEMOLITION OF THE HOUSE AT 50 WANIOMA WAY

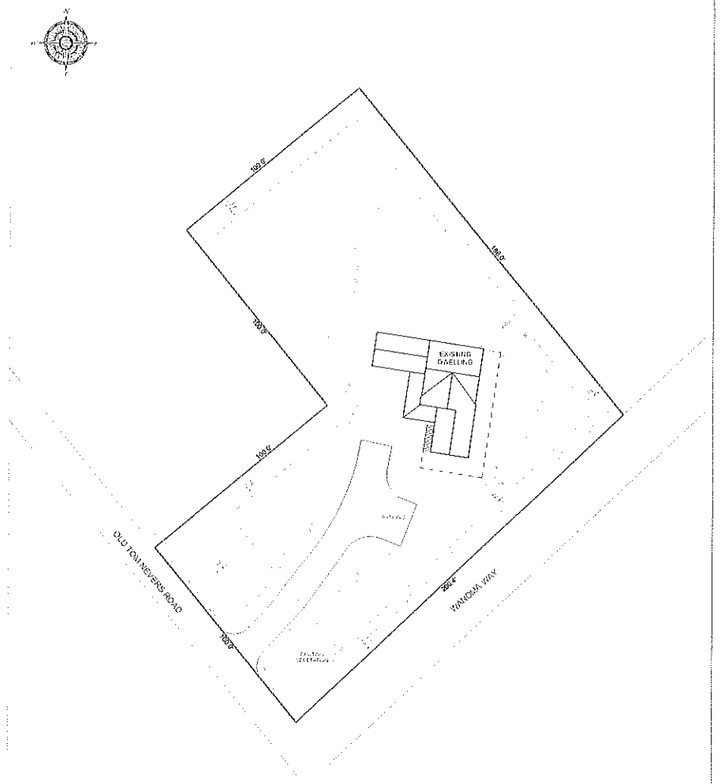
50 WANOMA WAY, NANTUCKET,MA





DRAWING INDEX	
	DRAWINGS
COVER	COVER SHEET
A1.1	FLOOR PLANS EXISTING
A2.0	ELEVATIONS
A2.1	ELEVATIONS

1 LOCUS MAP
SCALE: 1" = 1'-0"



2 EXISTING SITE PLAN
SCALE: 1" = 20'

ISSUES/REVISION DATE
NOC 3 01.10.2023
NOC 2 04.04.2023

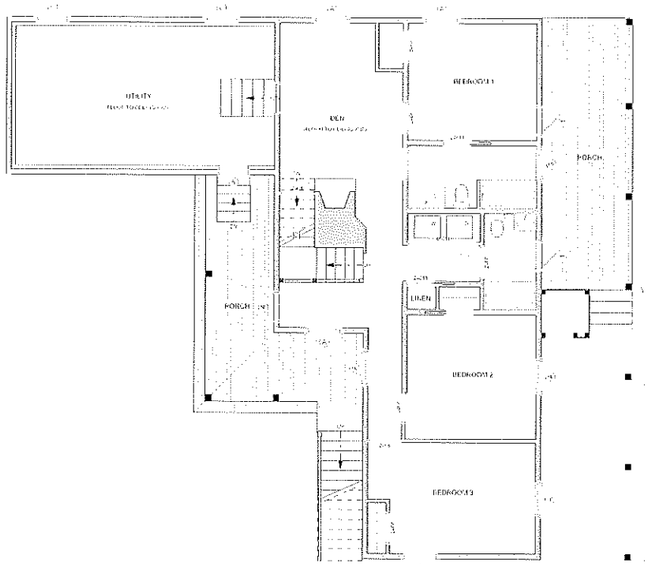
NIELSEN PROJECT
50 WANOMA WAY, NANTUCKET, MA

USE OF DRAWING

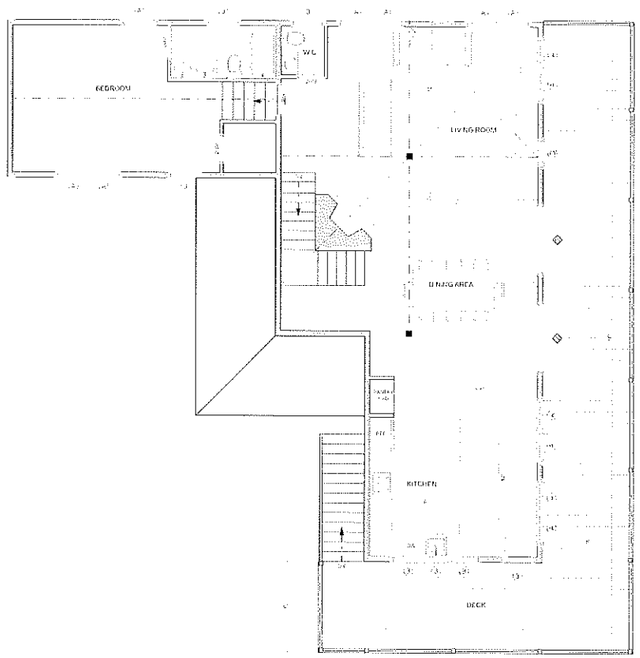
© Thornewill Design LLC 2023

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tel: 508 228 9161 Fax: 508 228 3165

Sheet No:
COVER



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE
REV. 1 01.10.2023
REV. 2 09.09.2024

NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

USE OF DRAWING

These drawings are and shall remain the property of the Thornewill Design LLC whether the project for which they are made is executed or not. The drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Thornewill Design LLC.

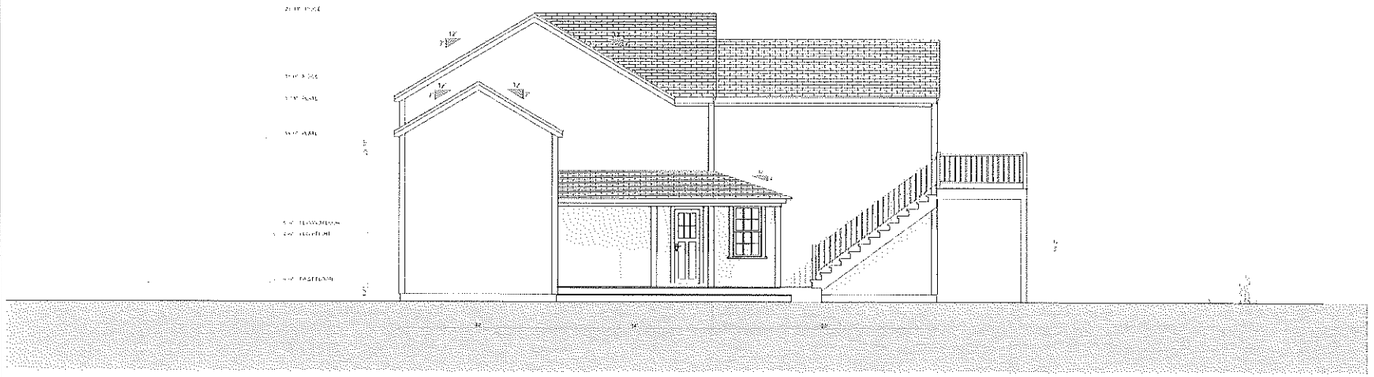
© Thornewill Design LLC 2023

Thornewill Design LLC
48 Dukes Road
Nantucket, MA 02554
Tel: 508 228 9501 Fax: 508 228 3165

Sheet No:
A1.1



1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	01.10.2023
HDC 2	04.04.2024

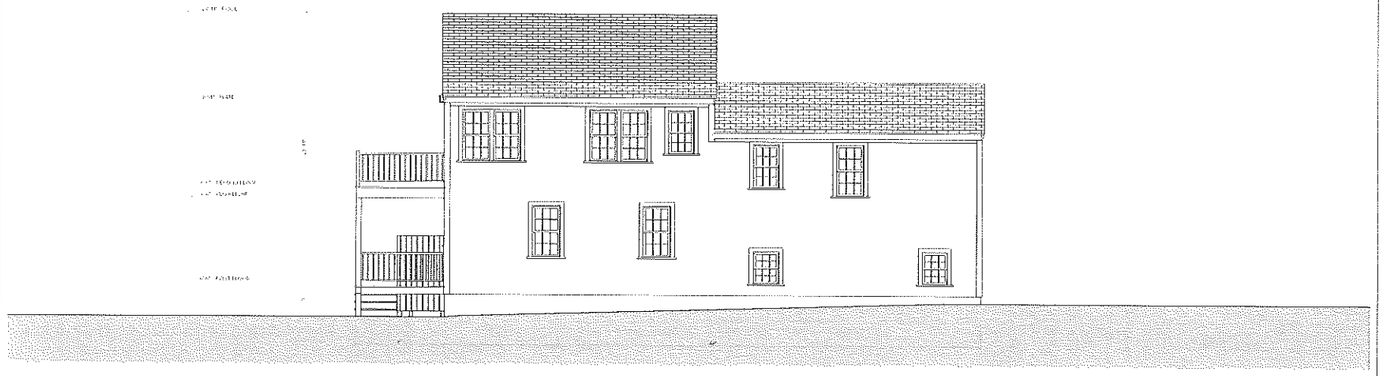
NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

USE OF DRAWING
© Thornwell Design LLC 2013

Thornwell Design LLC
48 Dukes Road
Nantucket, Ma 02554
Tel: 508 228 9151 Fax: 508 228 3165

Sheet No:
A2.0



1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE

HDC 1	01.10.2023
HDC 2	09.09.2024

NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

USE OF DRAWING

This drawing is the property of the Thorpewill Design LLC and is not to be reproduced in whole or in part without the written consent of the Thorpewill Design LLC. The information contained herein is the property of the Thorpewill Design LLC and is not to be reproduced in whole or in part without the written consent of the Thorpewill Design LLC.

© Thorpewill Design LLC 2013

Thorpewill Design LLC
48 Dukes Road
Nantucket, Ma 02554
Tele 508 228 9561 Fax 508 228 5165

Sheet No:
A2.1

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92.4 PARCEL N°. 244

Street & Number of Proposed Work: 50 Wauoma Way

Owner of record: Carl + Sharon Nielsen

Mailing Address: PO Box 833 / Box 151

Siasconset, MA / Pequannock NJ 07740

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Thornewill Design, LLC

Mailing Address: 48 Dukes Rd

Nantucket

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 54 Sq. Footage 1st floor: 1458

Width: 40 Sq. footage 2nd floor: 1458

Sq. footage 3rd floor: —

Decks/Patio: (Size) 40x10 ☒ 1st floor ☐ 2nd floor

Size: 8x50 ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 26'-8" / 24'-4" South 26'-8" - 24'-4" East 24'-4" West 26'-8"

Additional Remarks

Historic Name:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other PORCH 4/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☑ Aluminum ☐ Copper ☐ Leaders (material) ALUMINUM

Leaders (material and size): 3M

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) 4" Corner boards 5/4x6 Frieze 4"

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front 9 LIGHT W/ SIDE LIGHTS Rear 6 LIGHT Side 6 LIGHT

Garage Door(s): Type — Material _____

Hardscape materials: Driveways STEEL EXISTS Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT CEDAR Clapboard (if applicable) _____ Roof MED. GRAY

Trim WHITE Sash WHITE Doors WHITE

Deck NAT MAHOGANY Foundation NAT. CORE Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/30/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

MOVE/DEMO APP 3. As-Built Plans (1copy): of existing elevations

SEPTEMBER APP 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A FLAT Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ (initial to indicate read and understand) 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

✓ 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Carl and Shawn Nielsen

STREET ADDRESS 50 Wauoma Way

MAP/PARCEL 92.4 / 244

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/30/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

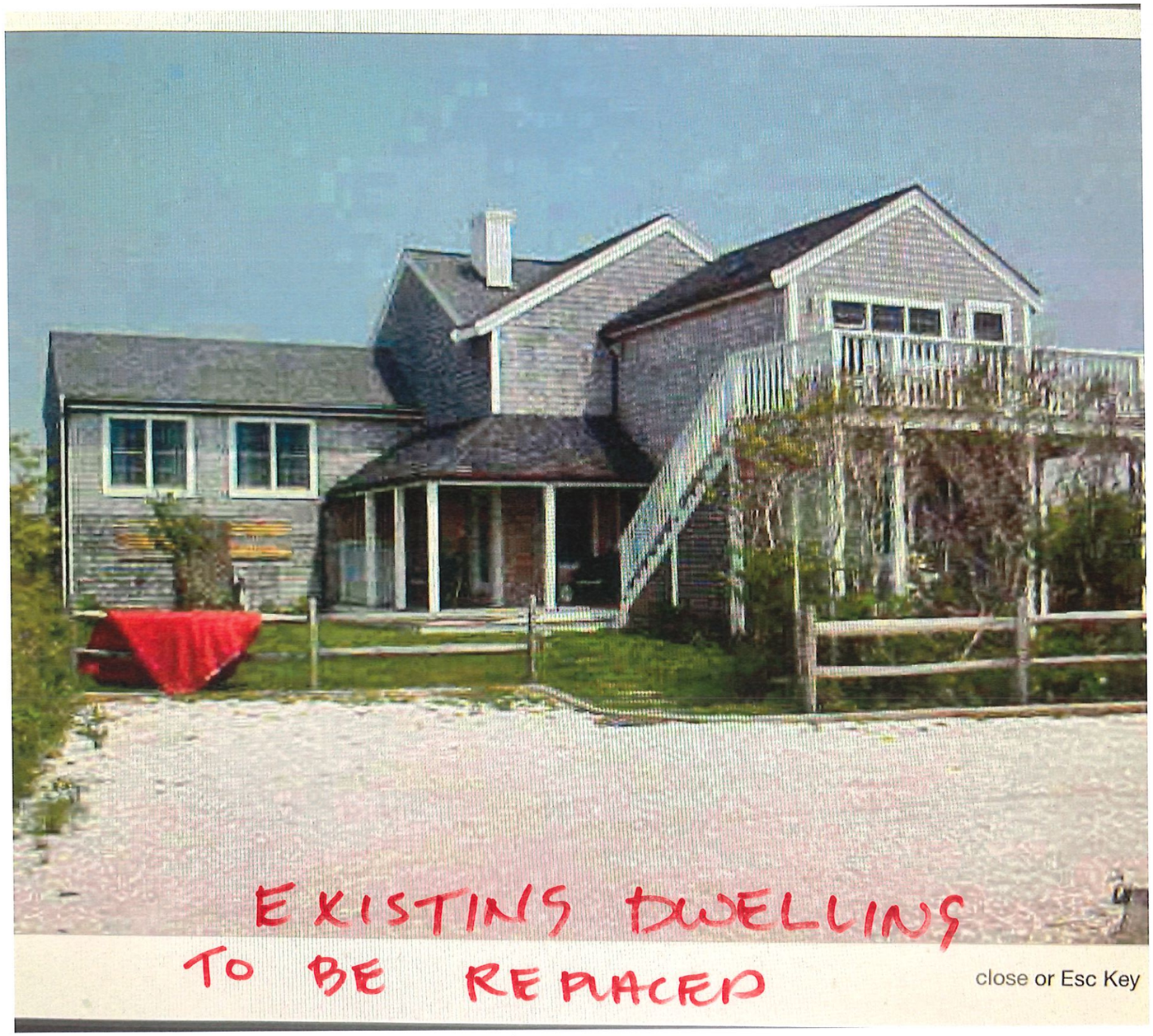
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Thornewill 8/30/24

Signature Date

50 WANOMA





close or Esc Key

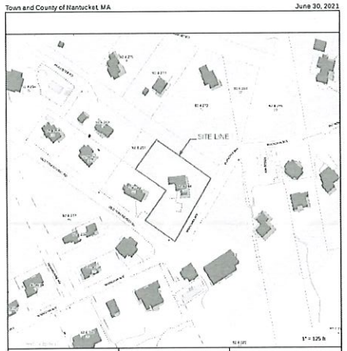
PROPOSED

A NEW HOUSE

50 WANOMA WAY, NANTUCKET,MA



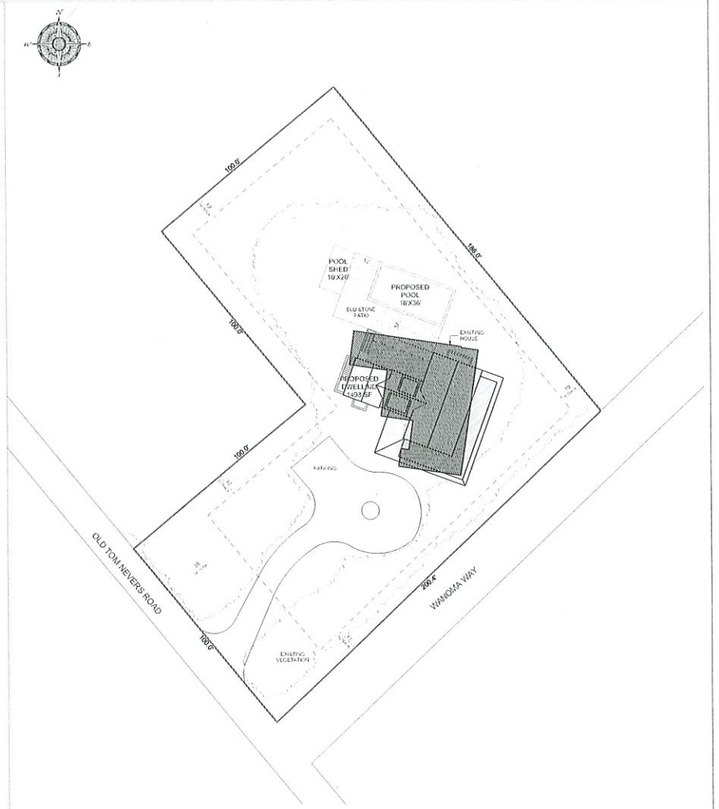
Town and County of Nantucket, MA — June 30, 2021



Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

DRAWING INDEX	
	DRAWINGS
COVER	COVER SHEET
A1.0	BASEMENT FLOOR PROPOSED
A1.1	FIRST FLOOR PROPOSED
A1.2	SECOND FLOOR PROPOSED
A1.3	PROPOSED ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	SCHEDULES
A3.0	SECTIONS
A4.0	3D VIEWS

1 LOCUS MAP
SCALE: 1" = 125'



2 PROPOSED SITE PLAN
SCALE: 1" = 20'

ISSUES/REVISION DATE	
HDC 1	01.12.2023
HDC 2	08.08.2024

NIELSEN PROJECT
50 WANOMA WAY, NANTUCKET, MA

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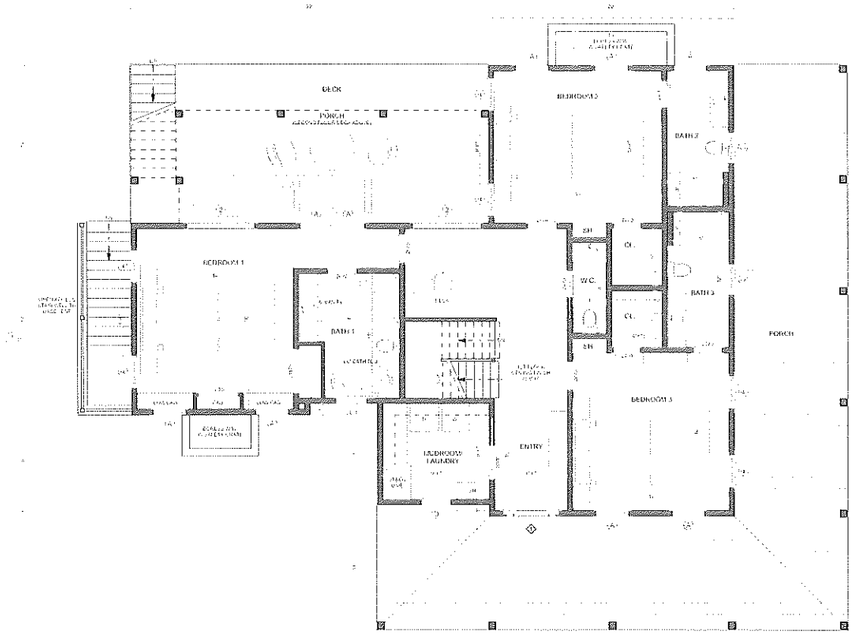
Thimsen Design LLC
48 Dave Road
Nantucket, Ma 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Designed by:
Drawn by:
Checked by:

Sheet No:
COVER
Filename:
COVER SHEET



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE	
HDC 1	01.12.2023
HDC 2	08.09.2024

NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

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48 Dukes Road
Nantucket, Ma 02554
Tele 508 228 9165 Fax 508 228 3165

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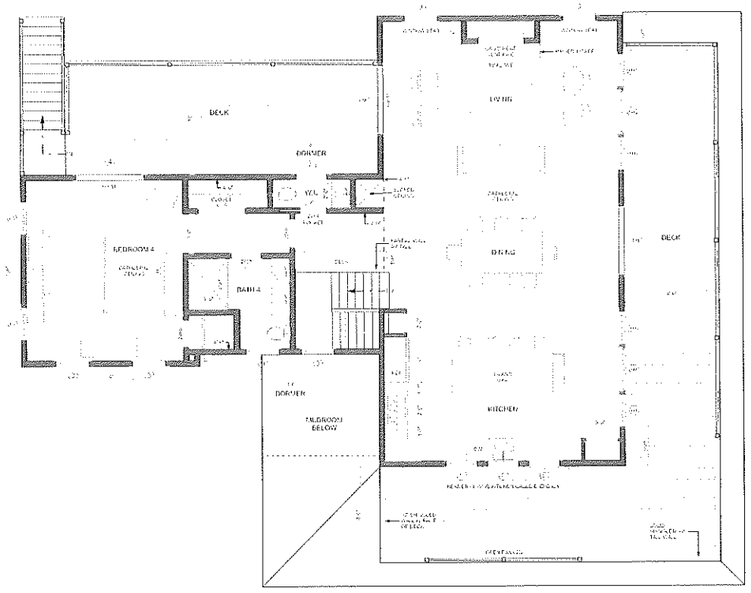

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE
PDC 1 01.12.2023
PDC 2 04.03.2024

NIELSEN PROJECT
50 WANOMA WAY, NANTUCKET, MA

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48 Dukes Road
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Tel: 508 228 9165 Fax: 508 228 3165

Sheet No:
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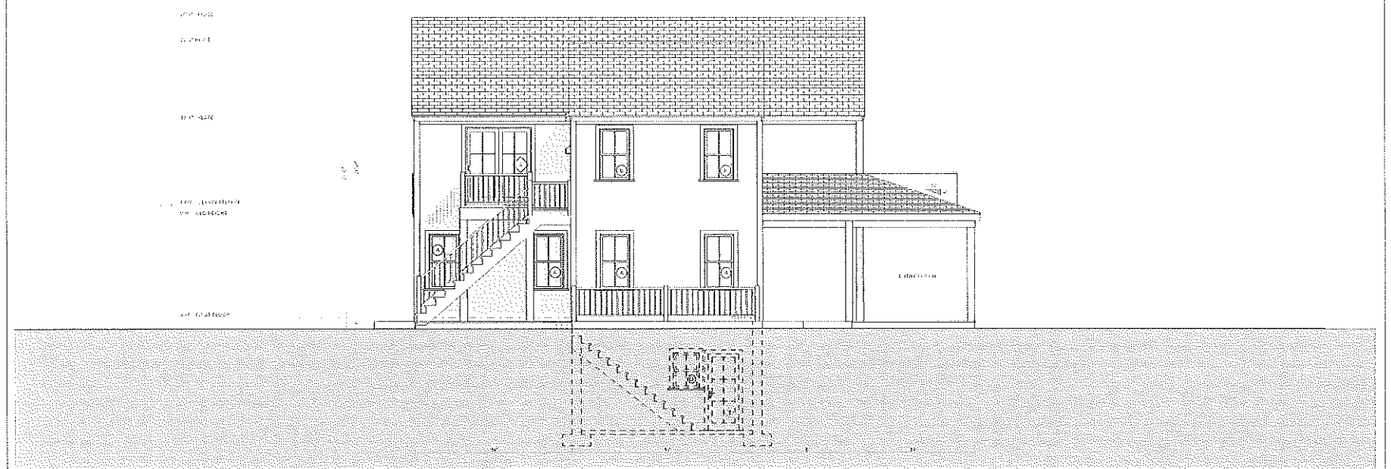
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUES/REVISION DATE

NGC 1	01.12.2023
NGC 2	04.08.2023

NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

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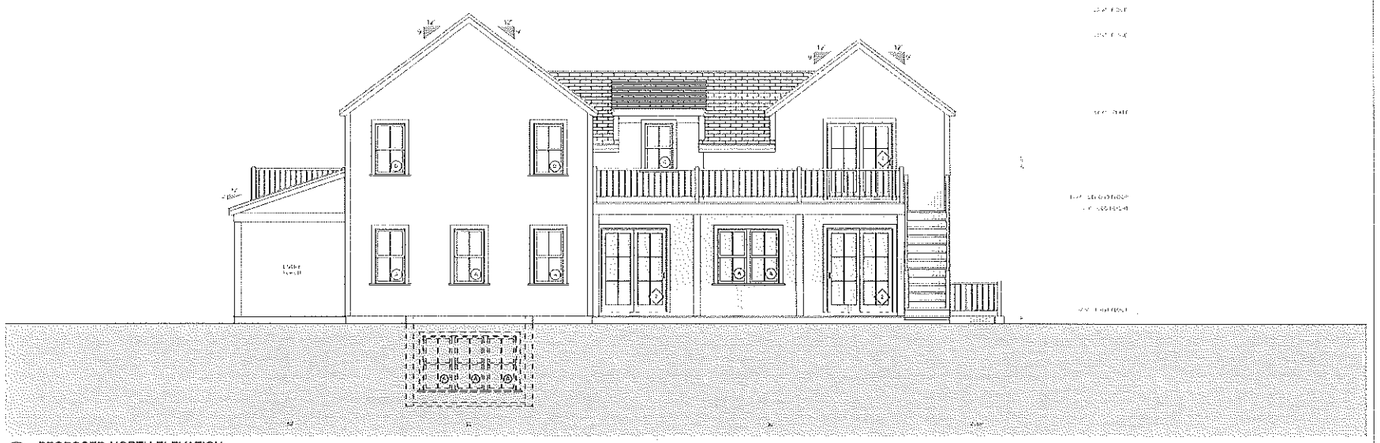

1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE/REVISION DATE	
HDC 1	03.12.2023
HDC 2	08.09.2024

NIELSEN PROJECT

50 WANOMA WAY, NANTUCKET, MA

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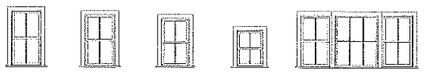
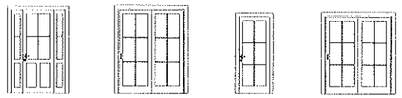
Sheet No:
A2.1

WINDOW SCHEDULE HOUSE					
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS	U VALUE
A	19	ANDERSEN	3'-10 1/4"+5'-7/8"	TW 2648, 2/2 DBH, WHITE	
B	8	ANDERSEN	2'-10 1/8"+4'-8 7/8"	TW 2648, 2/2 DBH, WHITE	
C	7	ANDERSEN	2'-8 1/8"+4'-8 7/8"	TW 2648, 2/2 DBH, WHITE	
D	2	ANDERSEN	2'-6 1/8"+2'-4 7/8"	TW 2432, 2/2 DBH, WHITE	
E	2	ANDERSEN	3'-11 7/8"+4'-8 7/8"	PICTURE, WHITE	
E	4	ANDERSEN	2'-10 1/8"+4'-8 7/8"	TW 2648, 2/2 DBH, WHITE	
	42				

EXTERIOR DOOR SCHEDULE				
ID	QUANTITY	MANUFACTURER	ROUGH OPENING	REMARKS
1	1	ANDERSEN	3'-4"-6"	WOOD, 4 LIGHT/2 PANEL DOOR W/SIDE LIGHTS, 9-6"X7'-0" - FULL SIZE
2	2	ANDERSEN	6'-4"-6"	FWG 60611, 6 LIGHT FRENCH
3	1	ANDERSEN	3'-4"-11"	FWH 30611, 6 LIGHT SINGLE
4	3	ANDERSEN	6'-4"-11"	FWG 60611, 6 LIGHT FRENCH
	7			





ISSUES/REVISION DATE
PDC 1 ..... 01.12.2023
PDC 2 ..... 03.13.2024

NIELSEN PROJECT
50 WANOMA WAY, NANTUCKET, MA

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Thornewill Design LLC
48 Dukes Road
Nantucket, Ma 02554
Tel: 508.228.9511 Fax: 508.228.3565

Sheet No:
A2.2

office Copy Abutters list + letter

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 50 WANOMA WAY

Tax Map Number: 92.4 Parcel Number: 244

Owner of Record: CARL + SHARON NIELSEN

Description of Proposal: MOVE OFF OR DEMOLISH EXISTING DWELLING. BUILD NEW DWELLING OF SIMILAR SIZE + STATURE.

Anticipated HDC Submission Date: 8/30/24

9589 0710 5270 1403 5916 04

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER Carl + Sharon Nielsen

MAILING ADDRESS PO Box 151 Pequanock NJ 07740

PROPERTY LOCATION 50 WANOMA WAY

ASSESSORS MAP/PARCEL 92.4 / 244

SUBMITTED BY: Carrie Thornewill

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

August 27, 2024
DATE

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.27 10:26:53 -04'00'

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

BOUCHER CHARLES II & FRANCINE
70 PORTLAND RD
SUMMIT, NJ 07901

CROSS CYNTHIA S TR
CYNTHIA S CROSS LIVING TRUST
218 WEST KINGSLEY U#509
ANN ARBOR, MI 48103

NIELSEN CARL & SHARON
PO BOX 833
SIASCONSET, MA O2364

11SR LLC
54 EAST 92ND STREET
NEW YORK, NY 10128

51 WW LLC
54 EAST 92ND STREET
NEW YORK, NY 10128

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Tue Aug 27 11:18 AM

Abutters Listing50WanomaWyHDC

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Office Update To keep up-to-date with security updates, fixes, and improvements, choose Check for Updates. Check for Updates

Activate Microsoft 365 to Create and Edit Activate Microsoft 365 to Create and Edit Activate

A1 Abutters Listing

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
924	237		BOUCHER CHARLES R & FRANCINE		70 PORTLAND RD	SUMMIT	NJ	07901	40 WANOMA WY
924	246		CROSS CYNTHIA S TR	CYNTHIA S CROSS LIVING TRUST	218 WEST KINGSLEY U#509	ANN ARBOR	MI	48103	32 OLD TOM NEVERS RD
924	287		NIELSEN CARL & SHARON		PO BOX 833	SIASCONSET	MA	02364	HOLLISTER RD
924	272		11SR LLC		54 EAST 92ND STREET	NEW YORK	NY	10128	11 SANDSBURY RD
924	320		51 WW LLC		54 EAST 92ND STREET	NEW YORK	NY	10128	53 WANOMA WY

Count: 5

vtmp_Abutters Listing

Ready Accessibility: Good to go

Average: 398.6666667 Count: 67 Sum: 1196 145%

MH Mary Haley
RE: HDC abutte
To: Thornewill

Siri Found a Contact

Hi Carrie – attached is the s

Mary L. Haley
Senior Clerk, Assessor's Of
Town of Nantucket
37 Washington Street
Nantucket, MA 02554
(508) 228-7200 x. 7061
www.nantucket-ma.gov

From: Thornewill Design <offu
Sent: Tuesday, August 27, 202
To: Mary Haley <mhaley@nan
Subject: HDC abutters list requ

CAUTION: This email ori

See More from Thornewill Design

LIST OF PARTI

Thornewill Design, LLC
48 Dukes Road
Nantucket Island, MA 02554

9589 0710 5270 1403 5916 28

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New York, NY 10128

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70 Portland Rd
City, State, ZIP+4®
Summit NJ 07901

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48 Dukes Road
Nantucket Island, MA 02554

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33
MA 02364

ueene Boneker
nd Rd
NJ 07901

ornewill Design, LLC
8 Dukes Road
antucket Island, MA 02554

ewill Design, LLC
48 Dukes Road
Nantucket Island, MA 02554

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92.4 PARCEL N°. 244

Street & Number of Proposed Work: 50 WANOMA WAY

Owner of record: CARL + SHARON NIELSEN

Mailing Address: PO BOX 151
PEQUANOK, NJ 07440

Contact Phone #: 973-865-3373 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 40 DUKES RD
NANTUCKET

Contact Phone #: 228 9141 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

RENEW PREV APPROVAL

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other POOL SHED W/ PERGOLA AND GRILL PORCH

Size of Structure or Addition: Length: 20 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* 1. East Elevation (describe) 2. South Elevation 3. West Elevation 4. North Elevation

EXTENSION FOR PREVIOUS APPROVAL — 2021-08-4357

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8:5 /12 Secondary Mass 8:5 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) 4" Corner boards 5/4x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square 8x8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front 18 LIGHT BAHAMA/V GROOVE Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW CEDAR Clapboard (if applicable) _____ Roof MED. GRAY MATCH HOUSE

Trim WHITE Sash WHITE Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/28/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. As-Built Plans (1copy): of existing elevations

✓ 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

N/A 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

✓ 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
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emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Carl + Sharon Nielsen

STREET ADDRESS 50 Wauoma Way

MAP/PARCEL 92.4 / 244

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/30/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Thornewill 8/30/24

Signature Date

CERTIFICATE NO: MX 2021-M-4357 DATE ISSUED: 8/17/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92.4 PARCEL N°. 244

Street & Number of Proposed Work: 50 WANOMA WAY

Owner of record: CARL NIELSEN

Mailing Address: PO BOX 151
PEQUANNOCK, NJ 07440

Contact Phone #: 973-365-3337 E-mail:

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET

Contact Phone #: 778-9161 E-mail:

FOR OFFICE USE ONLY V 2156

Date application received: 8/9/21 Fee Paid: $ 50

Must be acted on by: 9/25/21

Extended to:

Approved: V. Disapproved:

Chairman:

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.

☐ Pool (Zoning District ____) ☐ Roof ☒ Other PERGOLA 8 x 20' ROOF OVERHANG PORCH FOR GRILL

Size of Structure or Addition: Length: 20 Sq. Footage 1st floor: 200 Decks/Patio: Size: 8 x 8 ☐ 1st floor ☐ 2nd floor

Width: 10 Sq. footage 2nd floor: w/ ROOF Size: ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor:

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North South East West

Additional Remarks

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

PERGOLA 8' x 20'

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ☐ Block ☐ Block Parged ☐ Brick (type) ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ☐ Other

Roof Pitch: Main Mass 8.5 /12 Secondary Mass 8.5 /12 Dormer /12 Other

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height:
Type:
Length:

Skylights (flat only): Manufacturer Rough Opening Size Location
Manufacturer Rough Opening Size Location

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

Leaders (material and size):

Sidewall: ☒ White cedar shingles ☐ Clapboard (exposure: inches) Front ☐ Side
☐
☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other
C. Dimensions: Fascia 1 x 6 Rake 1 x 8 Soffit (Overhang) 4-6" Corner boards 5/4 x 6 Frieze
Window Casing 1 x 4 Door Frame 1 x 4 Columns/Posts: Round Square 8 x 8

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☐ SDL Front 18 LIGHT BARN/V Rear GROOVE Side

Garage Door(s): Type Material

Hardscape materials: Driveways Walkways Walls

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. CEDAR Clapboard (if applicable) Roof MED. GREY - MATCH HOUSE

Trim WHITE Sash WHITE Doors

Deck Foundation Fence Shutters

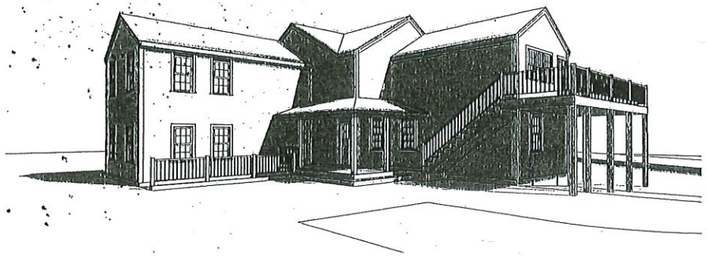
* Attach manufacturer's color samples if color is not from HDC approval list.

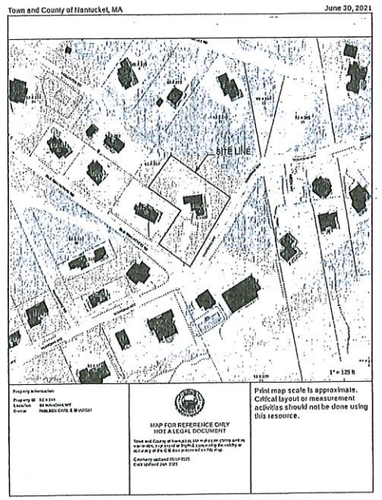
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date Signature of owner of record 8/11/2021 Signed under penalties of perjury

POOL SHED

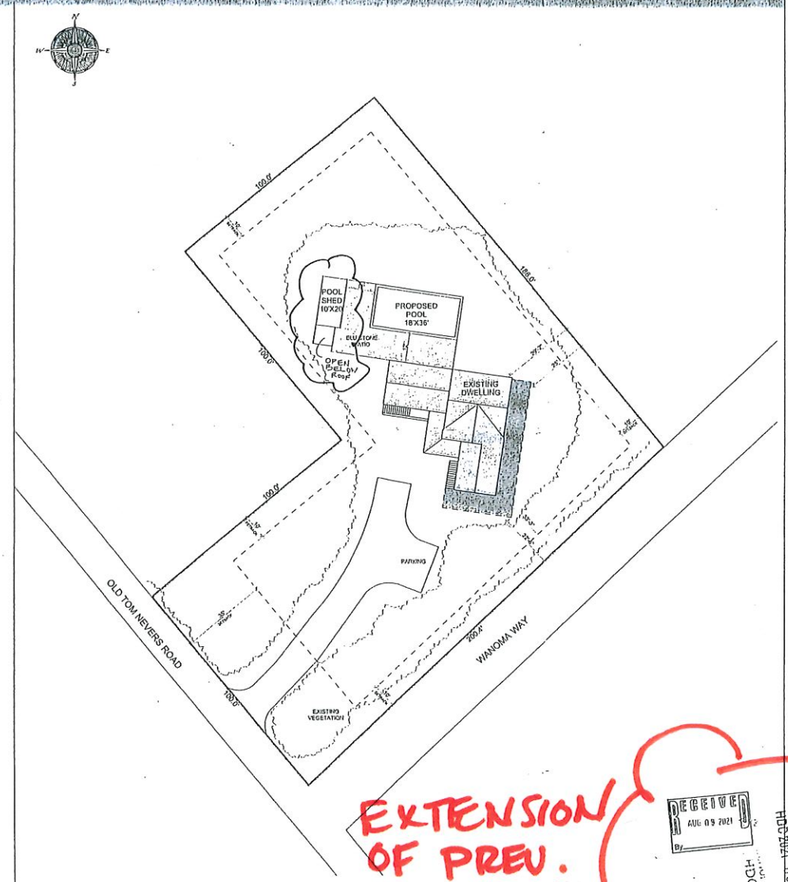
50 WANOMA WAY, NANTUCKET, MA





1 LOCUS MAP
SCALE: 1" = 1'-0"

DRAWING INDEX	
	DRAWINGS
COVER	COVER SHEET
A1.1	FIRST FLOOR PROPOSED
A1.2	SECOND FLOOR PROPOSED
A1.3	PROPOSED ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	SCHEDULES
A3.0	SECTIONS
A4.0	3D VIEWS



2 PROPOSED SITE PLAN
SCALE: 1" = 20'

EXTENSION OF PREV. APPROVAL

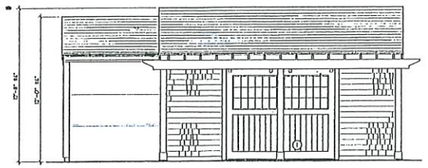
RECEIVED
AUG 09 2021
By
HDC Approval
HDC 2021-08 4357

ISSUER/REVISION DA
HDC 1 07.20.2

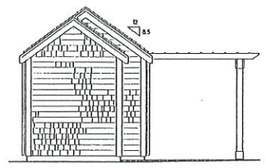
NIELSEN PROJECT
50 WANOMA WAY, NANTUCKET, MA

USE OF DRAWING

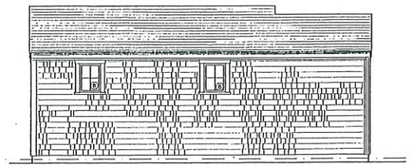
Sheet No.
COVER



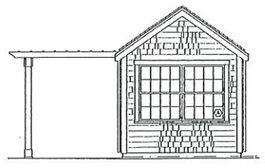
WEST ELEVATION
SCALE: 1/4"=1'-0"



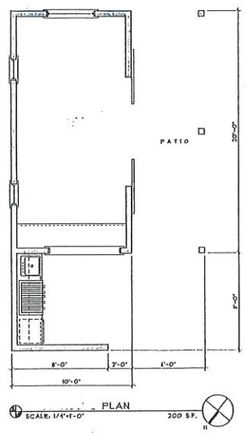
NORTH ELEVATION
SCALE: 1/4"=1'-0"



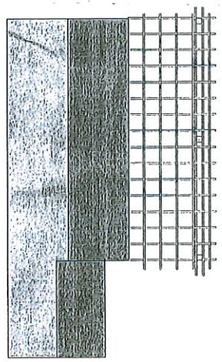
EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



PLAN
SCALE: 1/4"=1'-0" 200 S.F.



ROOF PLAN
SCALE: 1/4"=1'-0"

DOOR & WINDOW SCHEDULE

SYM	MANUFACTURER	WINDOW SIZE	QTY.	REMARKS
A	ANDERSEN	3'-6" X 5'-1"	1	DOUBLE 8/8 D.H. FOLD UP WINDOW
B	ANDERSEN	1'-7" X 3'-1"	2	1 LT. CASEMENTS
C				
D				
E				
I	CUSTOM	7'-0" X 7'-1"	1	DOUBLE GLIDING WOOD BARN DOOR

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL UNIT DIMENSIONS PRIOR TO ORDERING. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES PLEASE CONTACT THE DESIGNERS.

EXTENSION OF PREV. APPROVAL

HDC 2021-08
Without HDC

APPROVED

NOTE:
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CAREFULLY REVIEW ALL WORKING DRAWINGS AND DETAILS FOR ACCURACY AND CONSISTENCY. THE DESIGNER & ENGINEER OF RECORD CANNOT BE HELD RESPONSIBLE FOR WORK INITIATED INCORRECTLY DUE TO MISUNDERSTANDING OR MISINTERPRETATION. IF THERE ARE ANY QUESTIONS AFTER THE STRUCTURAL DRAWINGS HAVE BEEN REVIEWED, PLEASE CALL THE ENGINEER OF RECORD BEFORE INITIATING ANY WORK.

NOTE:
ALL SITE WORK SHOULD BE VERIFIED BY A REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION FOR PROPER LOCATION OF PROPERTY & SETBACK LINES.

NOTE:
ALL FINAL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ANY DEVIATIONS FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN CHARGE.

GINRICH REALTY TRUST

FLOOR PLANS

ADDRESS: 18 BARRETT ROAD, HAVERHILL, MA 01830

DATE: 2/26/2021

SCALE: 1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92.4 PARCEL N°. 244

Street & Number of Proposed Work: 50 WAHONA WAY

Owner of record: CARL + SHARON NIELSEN

Mailing Address: PO BOX 151

PEQUANNOCK NJ 07440

Contact Phone #: 973·865·3317 E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 DUKES LO

NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. HDC 2021

☒ Pool (Zoning District LUG3 ☐ Roof ☒ Other EXENSION OF EXPIRED APPROVAL 08-435 8

Size of Structure or Addition: Length: 36 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 18 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

BLUESTONE PATIO @ 2 SIDES - SOUTH + WEST AUTO COVER

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/28/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

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FLAT 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

N/A 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

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✓ 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Carl + Sharon Nielsen

STREET ADDRESS 50 Waconia Way

MAP/PARCEL 92.4 / 244

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/30/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Stuller 8/30/24

Signature Date

CERTIFICATE NO: HDC21-195 DATE ISSUED: 8/11/2021

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 92.4 PARCEL N°. 24

Street & Number of Proposed Work: 50 WANOMA WAY

Owner of record: CARL NIELSEN

Mailing Address: PO BOX 151
PEQUANNOCK, NJ 07740

Contact Phone #: 973-865-3827 E-mail:

AGENT INFORMATION (if applicable)

Name: THORNEWILL DESIGN, LLC

Mailing Address: 48 Dickens Rd
NANTUCKET

Contact Phone #: 228-9161 E-mail:

FOR OFFICE USE ONLY

Date application received: Fee Paid: $ 200

Must be acted on by: 9/2/21

Extended to:

Approved: Y Disapproved:

Chairman:

Member:

Member:

Member:

Member:

Notes - Comments - Restrictions - Conditions

* Red must not be visible @ time of inspection and thereafter *

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No.
☒ Pool (Zoning District LUG3) ☐ Roof ☐ Other

Size of Structure or Addition: Length: 36 Sq. Footage 1st floor:
Width: 18 Sq. footage 2nd floor:
Sq. footage 3rd floor:

Decks/Patio: Size: 12 x 66 ☒ 1st floor ☐ 2nd floor
Size: ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North South East West

Height of ridge above final finish grade: North South East West

Additional Remarks

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

BLUESTONE PATIO @ 2 SIDES
AUTOCOVER

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed ☐ Block ☐ Block Parged ☐ Brick (type) ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) ☐ Other

Roof Pitch: Main Mass /12 Secondary Mass /12 Dormer /12 Other

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.)

Fence: Height:
Type: Auto Cover
Length:

Skylights (flat only): Manufacturer Rough Opening Size Location
Manufacturer Rough Opening Size Location

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material)

Leaders (material and size):

Sidewall: ☐ White cedar shingles ☐ Clapboard (exposure: inches) Front ☐ Side
☐
☐ Other

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other
C. Dimensions: Fascia Rake Soffit (Overhang) Corner boards Frieze
Window Casing Door Frame Columns/Posts: Round Square

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer

Doors* (type and material): ☐ TDL ☐ SDL Front Rear Side
Garage Door(s): Type Material

Hardscape materials: Driveways Walkways Walls

* Note: Complete door and window schedules are required.

COLORS

Sidewall Clapboard (if applicable) Roof
Trim Sash Doors
Deck Foundation Fence Shutters

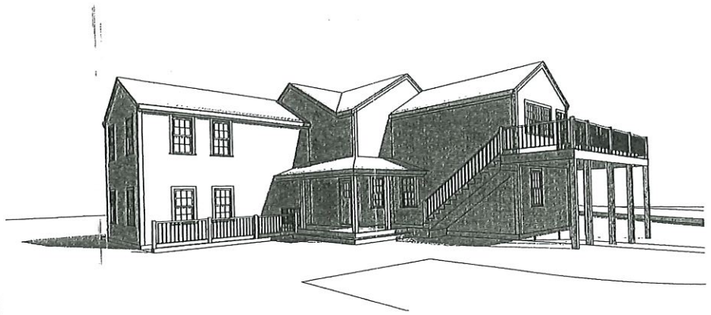
* Attach manufacturer's color samples if color is not from HDC approval list.

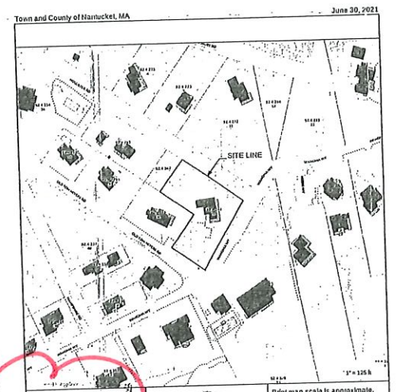
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date Signature of owner of record Signed under penalties of perjury

POOL

50 WANOMA WAY, NANTUCKET,MA

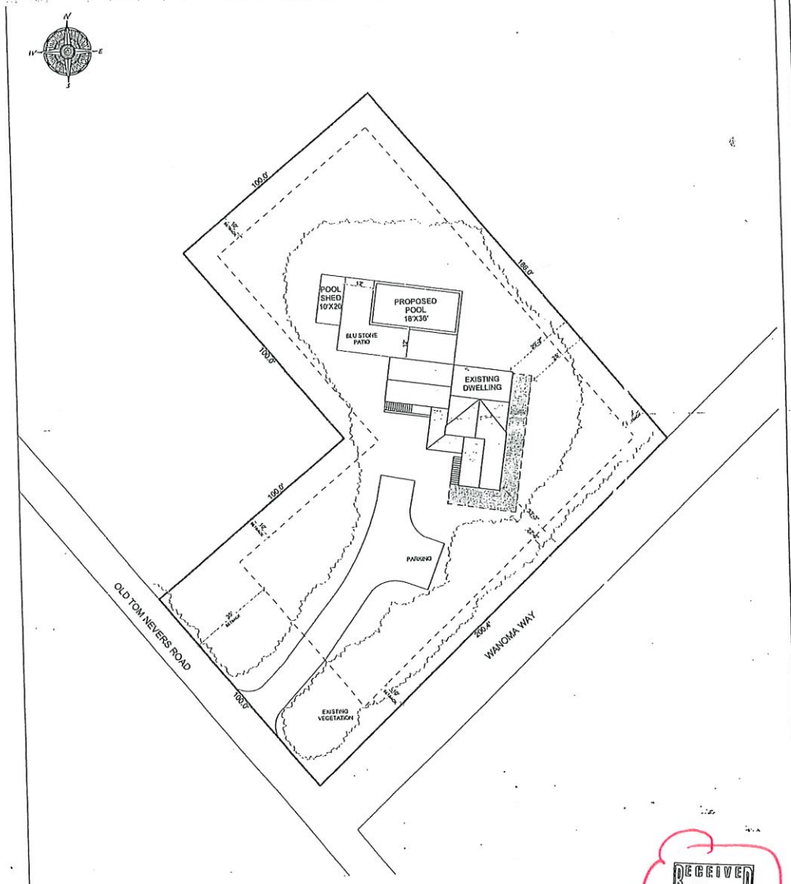




DRAWING INDEX	
	DRAWINGS
COVER	COVER SHEET
A1.1	FIRST FLOOR PROPOSED
A1.2	SECOND FLOOR PROPOSED
A1.3	PROPOSED ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	SCHEDULES
A3.0	SECTIONS
A4.0	3D VIEWS

APPROVED
HDC 2021-08 4358
No Exterior Changes
Without HDC Approval

1 LOCUS MAP
SCALE: 1" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1" = 20'

RECEIVED
AUG 09 2021
By

ISSUES/REVISION DATE
HDC 1 07.20.2021

NIELSEN PROJECT
50 WANOMA WAY, NANTUCKET, MA

USE OF DRAWING

Thornewill Design LLC
48 Dukes Road
Nantucket, Ma. 02554
Tele. 508 228 9161 Fax 508 228 3165

Project No:
Drawn by:
Checked by:
Sheet No:
COVER

50 WAWOMA WAY



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 113

Street & Number of Proposed Work: 13 STARBUCK RD

Owner of record: STEVEN GARFINKEL

Mailing Address: 465 GLEN RD
WESTON, MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: THORNEWELL DESIGN, LLC

Mailing Address: 48 DUKES RD
NANTUCKET

Contact Phone #: 228 9161 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 18 Sq. Footage 1st floor: 198 Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 11 Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East 16' West 16'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* 1. East Elevation

(describe) 2. South Elevation

3. West Elevation

4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size) 2-3" COPPER

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake 1x8 Soffit (Overhang) _____ Corner boards 5/4x6 Frieze 4"

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front BOARD + BATT Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS MATCH HOUSE

Sidewall NTW CEDAR Clapboard (if applicable) _____ Roof WEATHERED WOOD

Trim COBBLESTONE Sash SANDTOWNE Doors NATURAL WOOD

Deck _____ Foundation CONC PIER Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/28/24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. Supplemental Information for Historic Buildings: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. Exterior Elevations and Floor Plans (4 copies): Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. As-Built Plans (1copy): of existing elevations

N/A 4. Hardscaping Plans (4 copies): To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. Topographic Map: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. Door and Window Schedule (4 copies): Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

✓ 7. *I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.*

(initial to indicate read and understand)

N/A 8. Abutter Notification Materials – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Carrie Thornewill

AS AGENT FOR Steven Garfinkel

STREET ADDRESS 13 Starbuck Rd

MAP/PARCEL 60 / 113

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/28/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

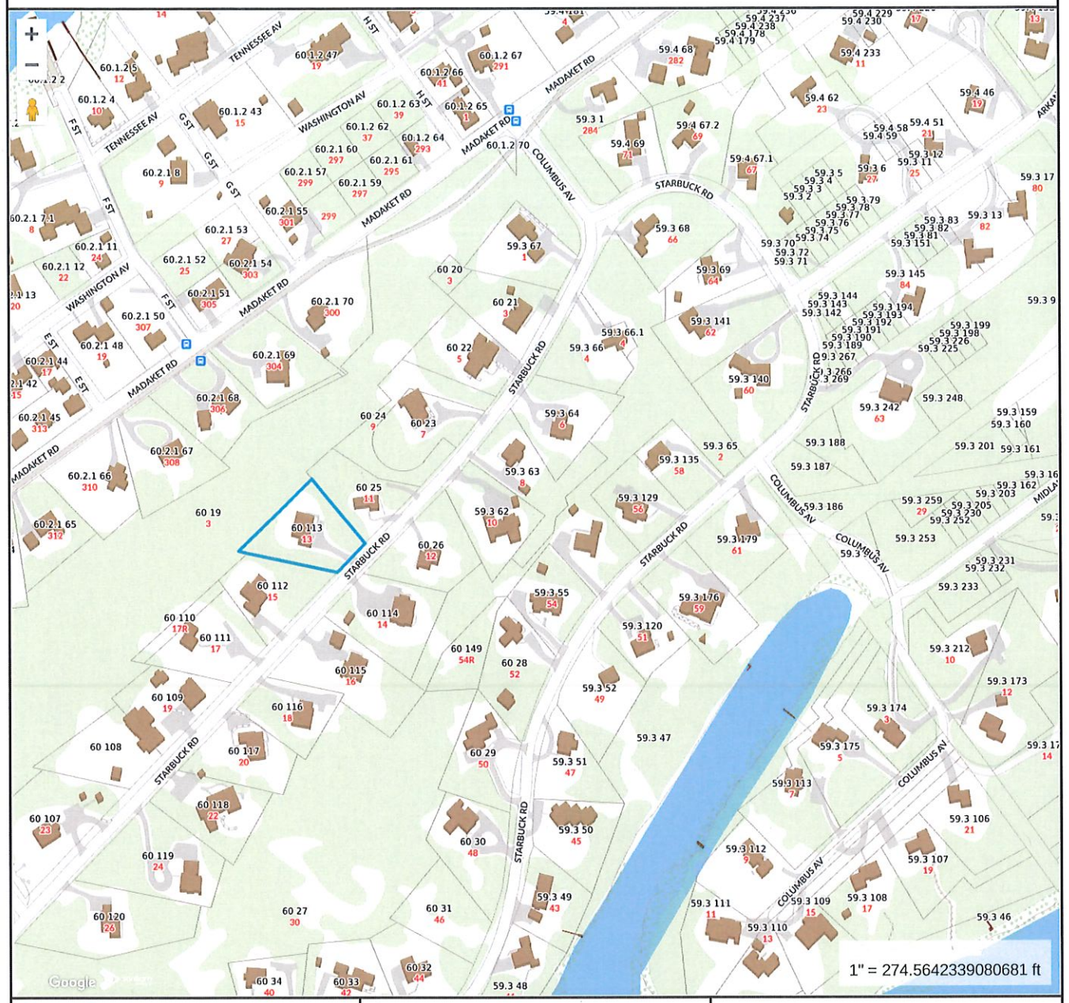
AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Caroline Thornewill 8/28/24

Signature Date

Town and County of Nantucket, MA

August 27, 2024



Property Information

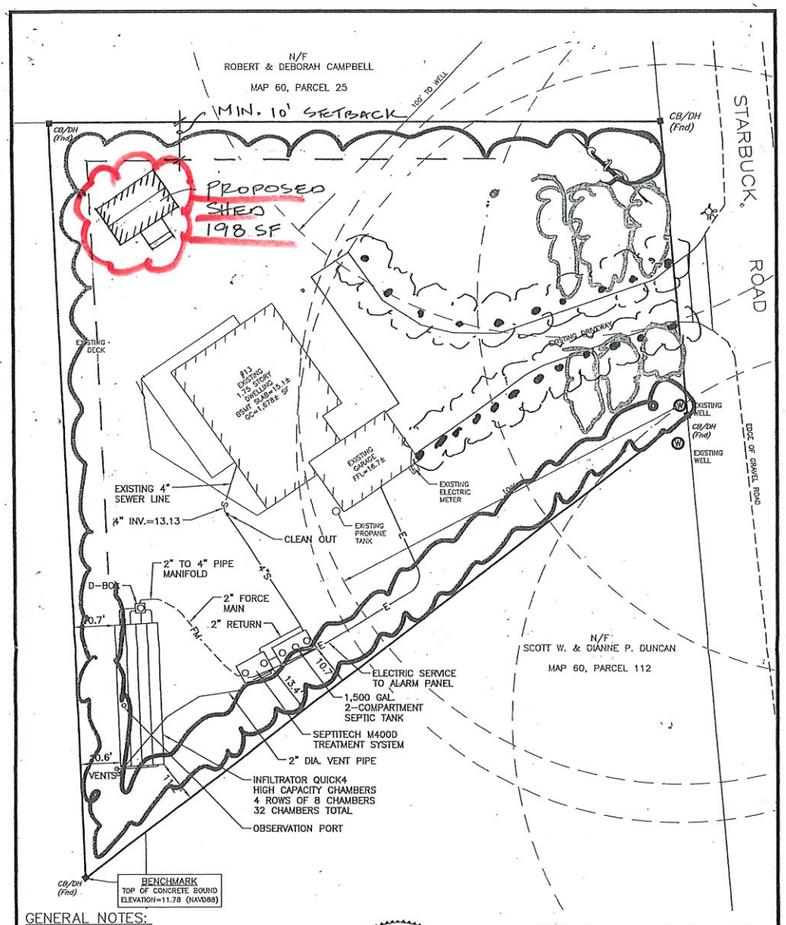
Property ID	4604
Location	13 STARBUCK RD
Owner	GARFINKEL STEVEN & MICHELLE L

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO AS-BUILT THE NEWLY CONSTRUCTED SUBSURFACE SEWAGE DISPOSAL SYSTEM AND TO VERIFY THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DESIGN PLAN. THE DESIGN PLAN IS ENTITLED "SEPTIC SYSTEM DESIGN PLAN, 13 STARBUCK ROAD, ASSESSOR'S MAP 60, PARCEL 113, NANTUCKET, MASSACHUSETTS", PREPARED FOR STEVEN GARFINKEL BY SITE DESIGN ENGINEERING, LLC., DATED MARCH 2, 2021.
2. ELEVATIONS ARE REFERENCED TO NAVD88 DATUM.
3. THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. MULLOY
CIVIL
No. 41757
REGISTERED PROFESSIONAL ENGINEER

20 0 10 20
SCALE: 1 INCH = 20 FEET

SCHEDULE OF ELEVATIONS

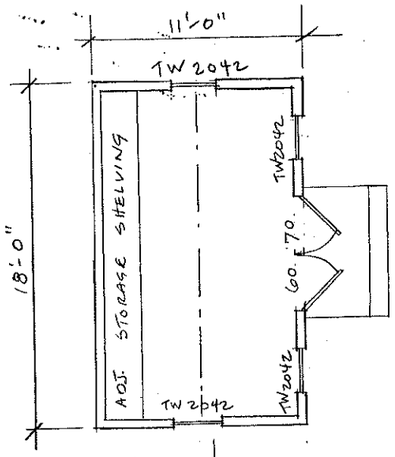
COMPONENT	AS-BUILT	DESIGN
HOUSE OUT	13.4±	13.4±
SEPTIC TANK IN	11.35	10.70
SEPTIC TANK OUT	11.13	10.45
SEPTITECH IN	11.06	10.40
SEPTITECH OUT	10.74	10.15
D-BOX IN	10.67	10.73
D-BOX OUT	10.48	10.56
INVERT AT CHAMBERS	10.40	10.46
BOTTOM OF CHAMBERS	9.44	9.50

SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-967-0673
F: 508-967-0674
WWW.SDE-LDEC.COM

SEPTIC SYSTEM AS-BUILT PLAN

13 STARBUCK ROAD
ASSESSOR'S MAP 60 , PARCEL 113
NANTUCKET , MASSACHUSETTS

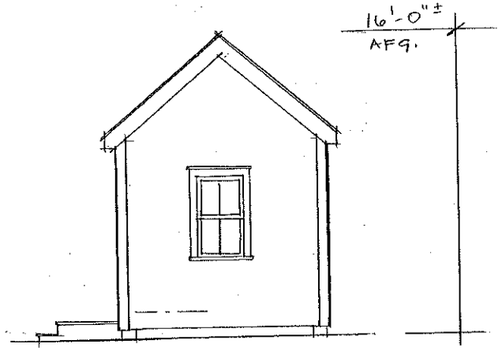
DATE: NOVEMBER 19, 2021			REV. DATE:
PROJ #: 16011	SCALE : 1" = 20'	DRAWN BY: SKD	CHECK BY: DCM
ISSUED FOR : APPROVAL			
PREPARED FOR: STEVEN GARFINKEL			



PLAN

1/4" = 1'-0"

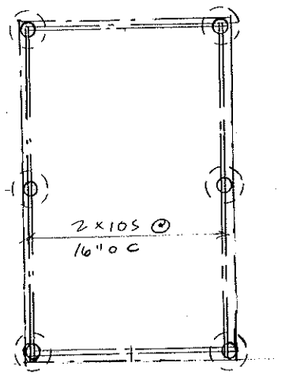
198 SF



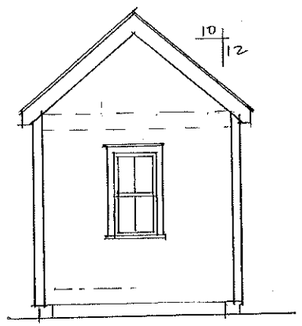
EAST



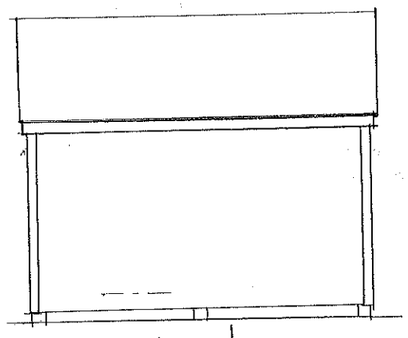
SOUTH



8" SONOTUBES
ON 24" BIG FOOT
18" BELOW TOP OF
GRADE



WEST



NORTH

A NEW SHED AT
13 STARBUCK RD
MAP 60 PARCEL 113

PLANS & ELEVATIONS



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 303

Street & Number of Proposed Work: 5 Maple Lane

Owner of record: Dalton Frazier

Mailing Address: 73 Hooperfarm Rd
Nantucket, ma 02554

Contact Phone #: 508 360 6517 E-mail: daltona@jpfco.com

AGENT INFORMATION (if applicable)

Name: Brian Harris

Mailing Address: brianharrisack@gmail.com
50 Weweeder Ave Nantucket ma 02554

Contact Phone #: 508 221 0312 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☒ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other changed color front door to Black / red cedar fence around condensers

Size of Structure or Addition: Length: N/A Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: N/A Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/A South N/A East N/A West N/A

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date: N/A - NEW CONSTRUCTION

Original Builder:

REVISIONS* (describe)

1. East Elevation - N/C
2. South Elevation - N/C
3. West Elevation - N/C
4. North Elevation - POOL PAINTED BLACK / FENCE AROUND AC UNITS

CHANGES FOR SIGN OFF

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 3'0"
Type: CAPPED PICKET
Length: @ 12x4'

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors BLACK

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/20/24 Signature of owner of record _____ Signed under penalties of perjury

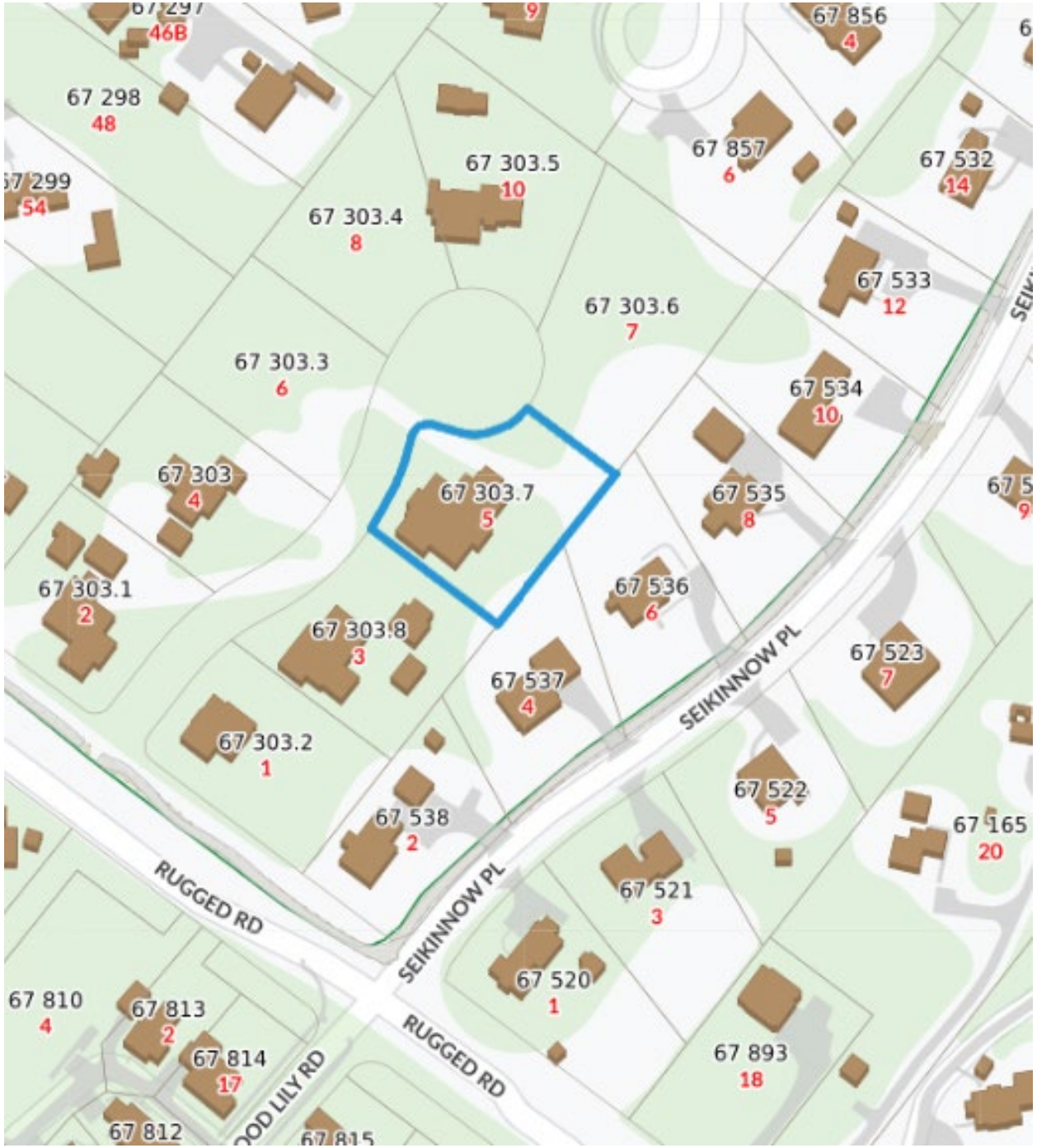
Frazier

5 Maple Lane

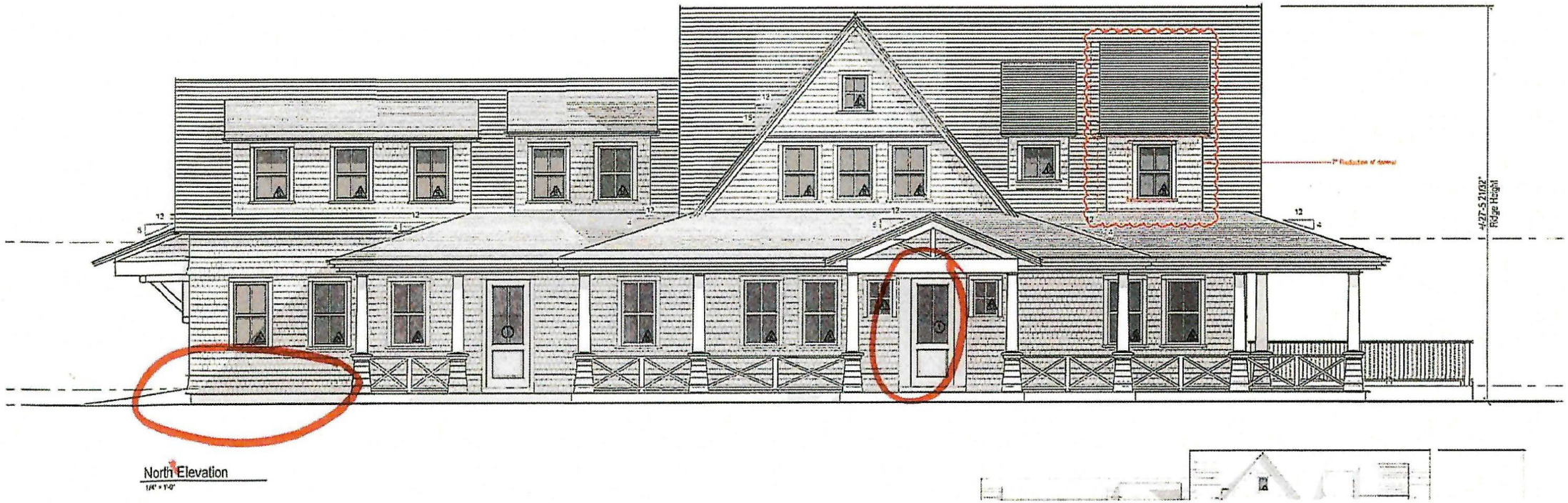
Revisions for sign off

HDC 2022-03-6025

8-28-24



Approved plans and bubbles of changed things from HDC inspection



MAY 02 2022

APPROVED
HDC 2022-03-6025
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



Front door painted black instead of grey and solid door instead of 4 light





Fence around ac condensers and equipment

2022-03-6025

COA _____ Inspector N.S Date Inspected 7/23/24 Map 67 Parcel 303.7

HDC Inspection Checklist – Major

Owner Frazier, Dalton

Address 5 Maple Ln

Inspection observed from: _____

" "

_____ Pass X Fail

_____

X New Dwelling ___ Addition ___ Garage ___ Commercial Bldg ___ Studio ___ Move ___ Demolition ___ Shed
___ Renovation ___ Alteration
Other: _____

INSPECTION DETAILS

Buildings –

Siting on lot: _____

Foundation: Height exposed: _____ Material _____ Coating/Color _____

Chimney Height _____ Material _____ Style _____ Cap _____

Roof Pitch Main Mass _____ Secondary Mass _____ Dormer _____ Other _____

Roof Material- Material _____ Style _____ Color _____

Skylight(s) Location _____ Material _____ Style _____

Gutter / Leader material _____ Size _____ Color _____

Sidewall exposure(inches) _____ material _____ Clapboard _____ exposure (3 ½-4") _____

Trim material _____ Treatment _____ size _____ Color _____

Windows Type (TDL) ___ (SDL) ___ Style ___ Color ___ notes _____

Doors Type (TDL) ___ (SDL) ___ Style ___ Color ___ notes _____

Garage doors Type (TDL) ___ (SDL) ___ Style ___ Color ___ notes _____

OTHER/NOTES - North Elevation – Front door does not match approval. (approved for grey Single French Door 4 Lite SDL)

_____ INDICATES COMPLIANCE X INDICATES NON-COMPLIANCE N/A INDICATES Not Applicable

ATTACH PHOTOGRAPHS – (Y)/N

North Elevation – Wood Screening not on approved plans.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 105 PARCEL N°. 64

Street & Number of Proposed Work: 8 AHAB

Owner of record: KATHLEEN HELD

Mailing Address: 8 AHAB DRIVE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAL OLIVER DESIGN INC

Mailing Address: PO BOX 2057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4719 E-mail: OLIVALUE@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20' Sq. Footage 1st floor: 200sf
Width: 10' Sq. footage 2nd floor: —
Sq. footage 3rd floor: —

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 14'-8± South 14'-8± East 14'-8± West 14'-8±

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7-5 /12 _____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 6"-8" Corner boards 1X6 Frieze _____
Window Casing 1X4 Door Frame 1X6 Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other REPURPOSED DOORS & WINDOWS THAT ARE EXISTING
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front CARRIAGE DOORS Rear _____ Side DOOR W/ SIDELIGHTS
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

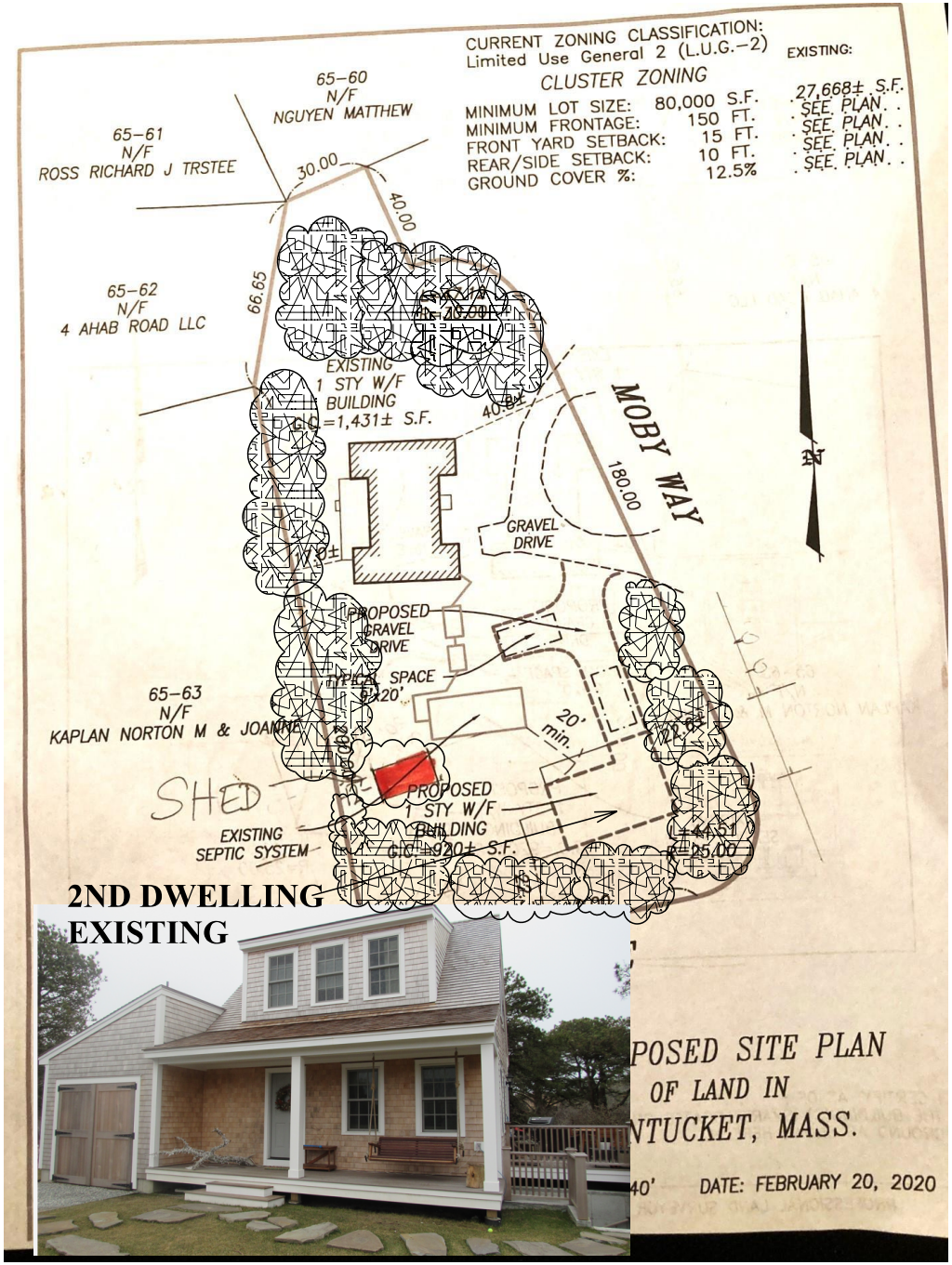
COLORS

Sidewall NTW
Trim NTW
Deck —
Clapboard (if applicable) _____
Sash WHITE
Foundation PAVERS
Roof WOOD (NTW)
Doors NTW / TBD ALTONS
Fence — Shutters —

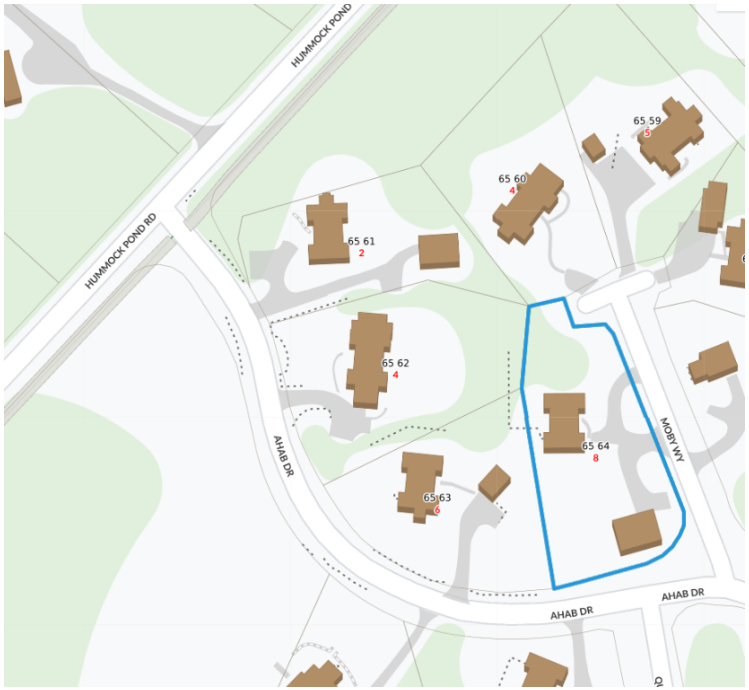
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09/27/24 Signature of owner of record _____ Signed under penalties of perjury



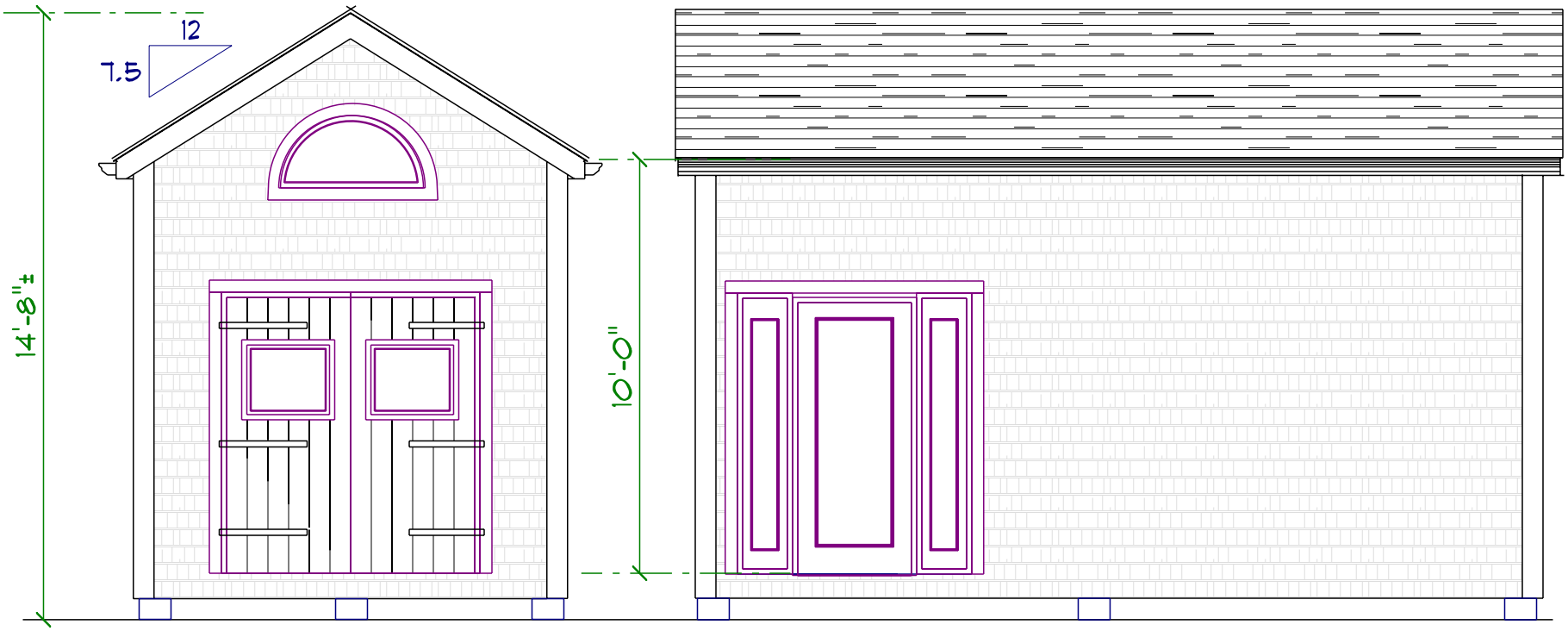
2ND DWELLING EXISTING



MAP 65 PARCEL 64



HELD- 8 AHAB DRIVE
PROPOSED SHED



EAST ELEVATION

NORTH ELEVATION

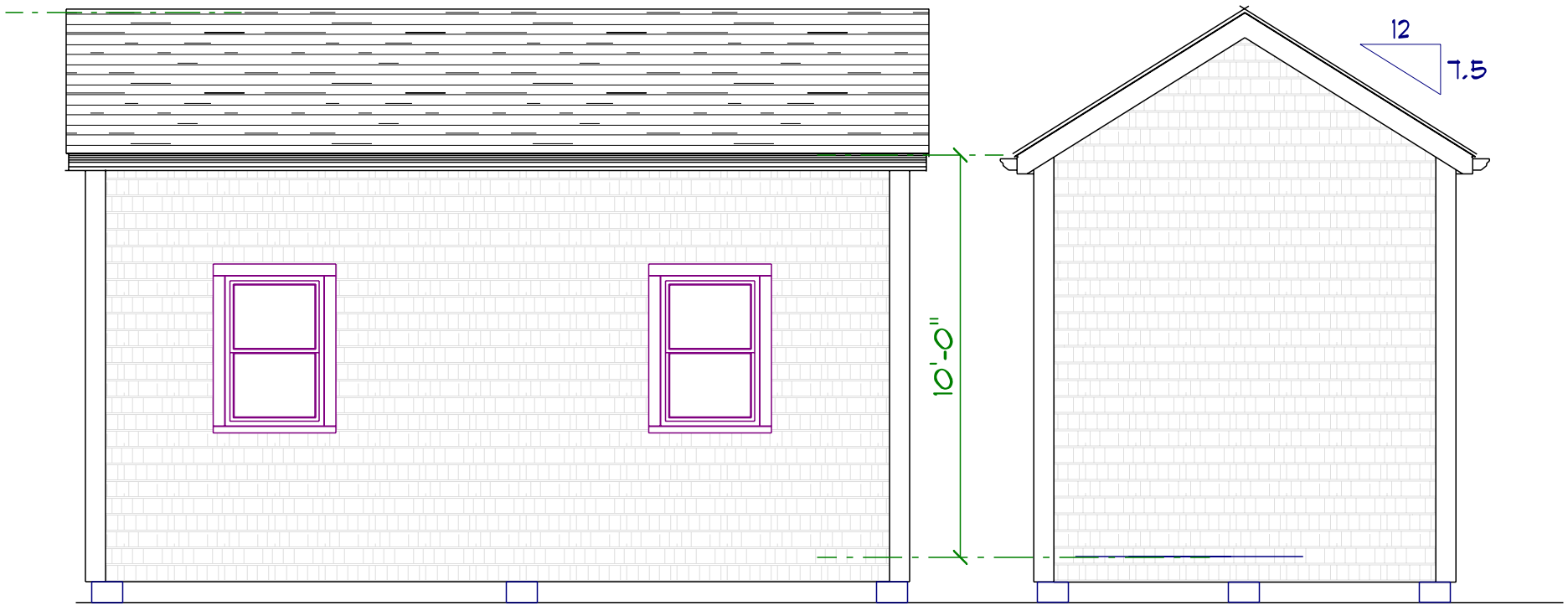




WOULD LIKE TO USE DOORS AND WINDOWS THAT HAVE BEEN SAVED AND REPURPOSE THEM IN THE SHED

HELD- 8 AHAB DRIVE PROPOSED SHED

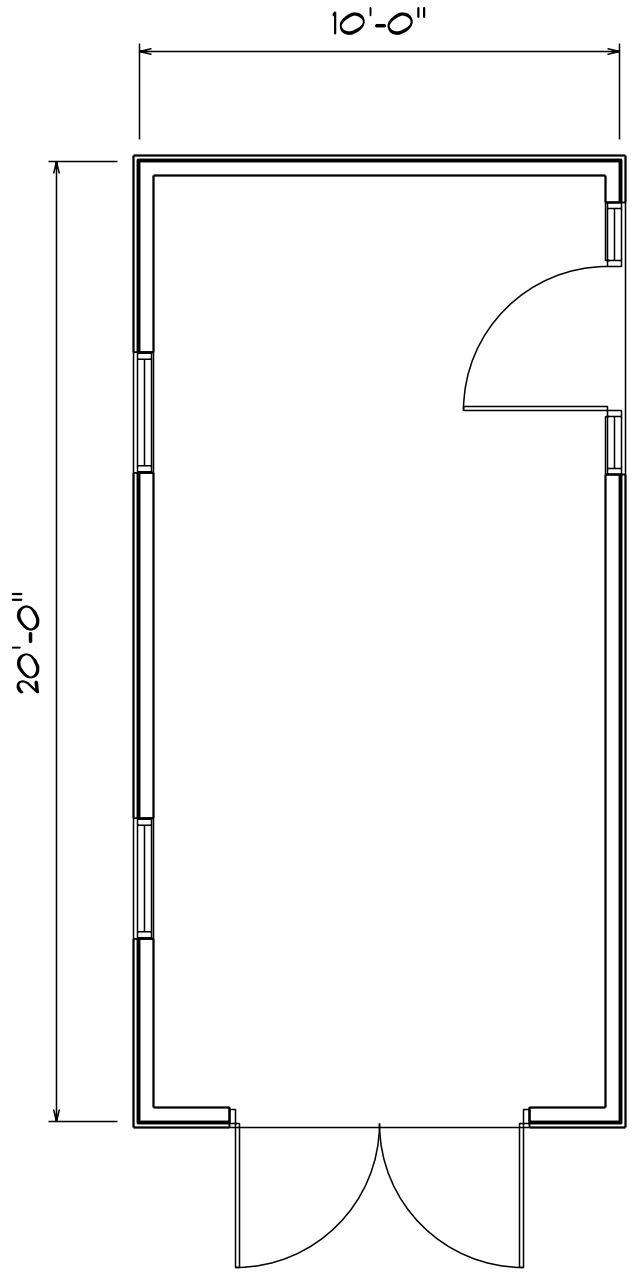


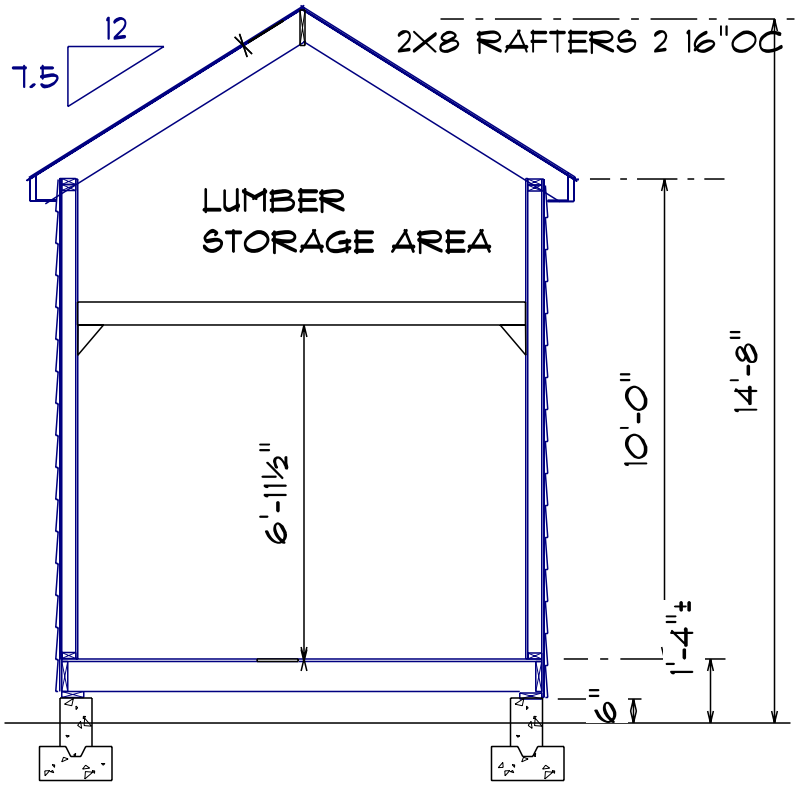


SOUTH ELEVATION

WEST ELEVATION

HELD- 8 AHAB DRIVE
PROPOSED SHED





HELD- 8 AHAB DRIVE
PROPOSED SHED

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 17

Street & Number of Proposed Work: 14 Hummock Pond Rd

Owner of record: Thomas G. Schwenke

Mailing Address: 50 Main St. North
Woodbury, CT 06798

Contact Phone #: 508-228-0689 E-mail: structuresunltd@gmail.com

AGENT INFORMATION (if applicable)

Name: Nantucket Structures Unltd Inc.

Mailing Address: 20 Greglen Ave
Nantucket, MA 02554

Contact Phone #: 508-228-0689 E-mail: structuresunltd@gmail
914-471-1457

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-04-8335

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Amend Permit ZNG 2023-05-0383 for change of location on LOT

Size of Structure or Addition: Length: 16'6" Sq. Footage 1st floor: 198 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North 13' South 13' East 13' West 13'

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation – Now North Elevation
2. South Elevation Now East Elevation
3. West Elevation – Now South Elevation
4. North Elevation – Now West Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

☐ _____ SAME

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash Same Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record Nancy L. Drahzal, agent Signed under penalties of perjury

SHED CHECKLIST

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Ma 02554

508-325-7587

This checklist MUST be submitted with your application.

Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.

*Refer to the HDC Policies and Procedures for Applicants for further information:

https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

(Y) / N	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
	Abutters Policy/Notification: Sheds over 100 sf in the Old Historic District/Sconset Old Historic District will require Abutters Notification: https://www.nantucket-ma.gov/DocumentCenter/View/4840/Abutter-Policy-PDF https://www.nantucket-ma.gov/DocumentCenter/View/4830/Abutter-Notification-PDF
✓	Completed Application
✓	Application Fee- Refer to Fee Schedule: https://www.nantucket-ma.gov/DocumentCenter/View/12210/HDC-Fee-Schedule-PDF
✓	Locus Map: 4 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan: (4 copies) 8 ½ x 11 or 11" x 17": Must include the following: lot dimensions, North arrow, all existing structures, placement of shed (highlighted) or bubbled, dimensions to lot lines, scale, driveway, grade changes and placement of HVAC units, electrical boxes, fuel tanks, etc.
✓	Exterior Elevations (4 copies): MUST BE ¼ in scale. Cardinal points (N/S/E/W) MUST BE labeled. • If plans are not available, photos of the proposed shed will be accepted. Please provide 4 copies of each proposed elevation. Cardinal points on photos (N/S/E/W) MUST BE labeled.
✓	Window and Door Schedule: (4 copies): Must include type (true divided, simulated divided), number of lights, dimensions, materials, manufactures type and type number.
✓	One copy of reduced set (8 ½" x 11"): Application, locus map, site plan, elevations, photographs, other documents.
	PICTURES: a. Existing structures on the property. b. Pictures from the street to show visibility or lack of visibility.

SHED CHECKLIST

✓	All documents MUST be legible. All sets MUST be collated and stapled.
✓	Electronic Submission: ALL documents MUST BE scanned to hdcsubmissions@nantucket-ma.gov.
✓	Signature of Affidavit: see below

** The burden of proof is on the applicant. Copies of site plans and building elevations required for HDC applications are available in the building file at 2 Fairgrounds Road.

** PLUS staff is not responsible to research, gather, collate or submit documents on behalf of the applicant.

Affidavit Certifying Completeness of Application

I hereby acknowledge that I have read the Nantucket Historic District Commission Policies and Procedures for Applicants. Furthermore, I confirm that the requirements for a complete application have been met.

Signature: Nancy L. Drabzal Date: 8/29/24

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Nancy L. Drahzal

AS AGENT FOR Thomas Schwenke

STREET ADDRESS 14 Hummock Pond Rd

MAP/PARCEL 56/17

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

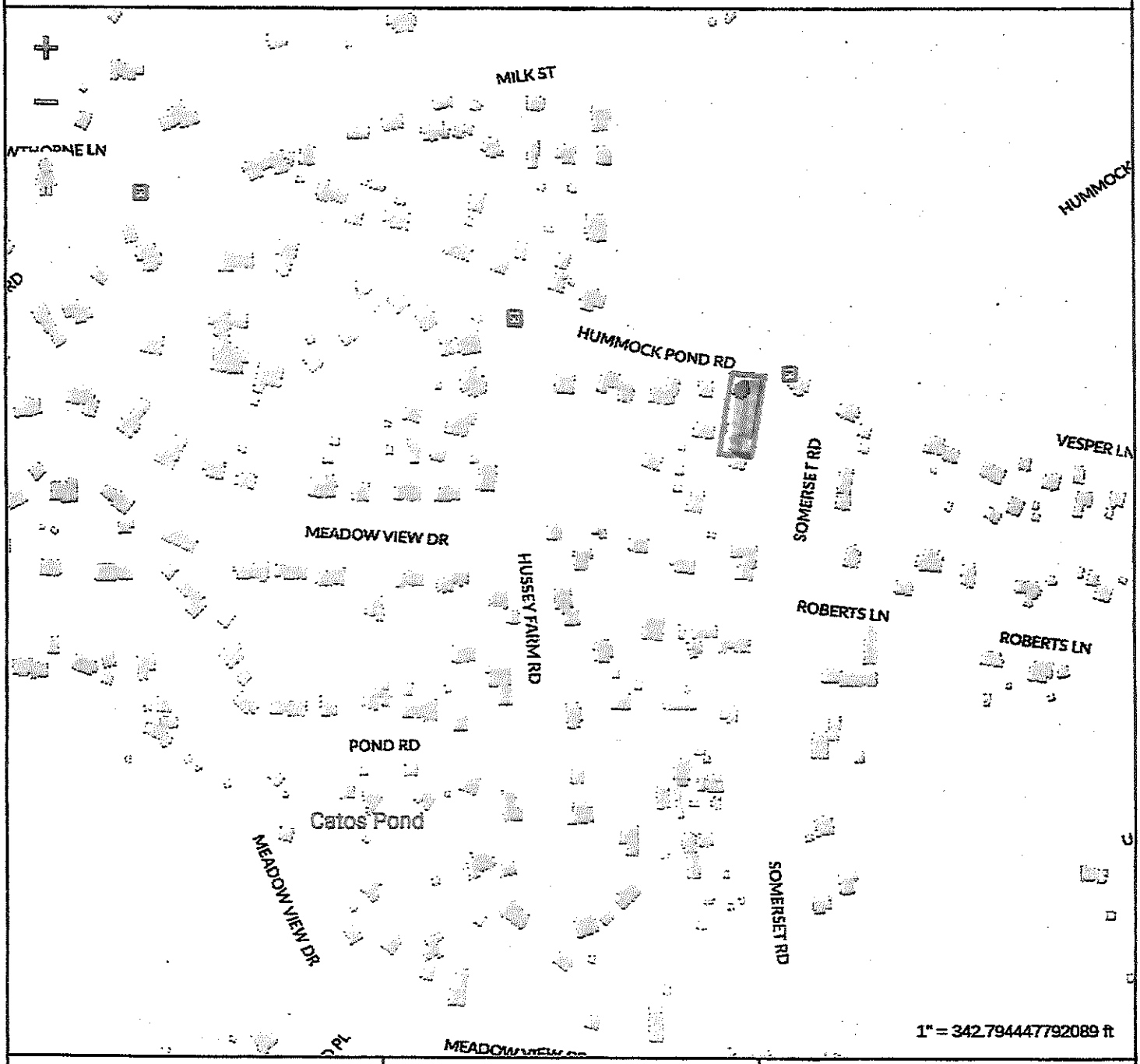
SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nancy L Drahzal, agent

Signature Date

14 HUMMOCK POND ROAD - LOCUS MAP



Property Information

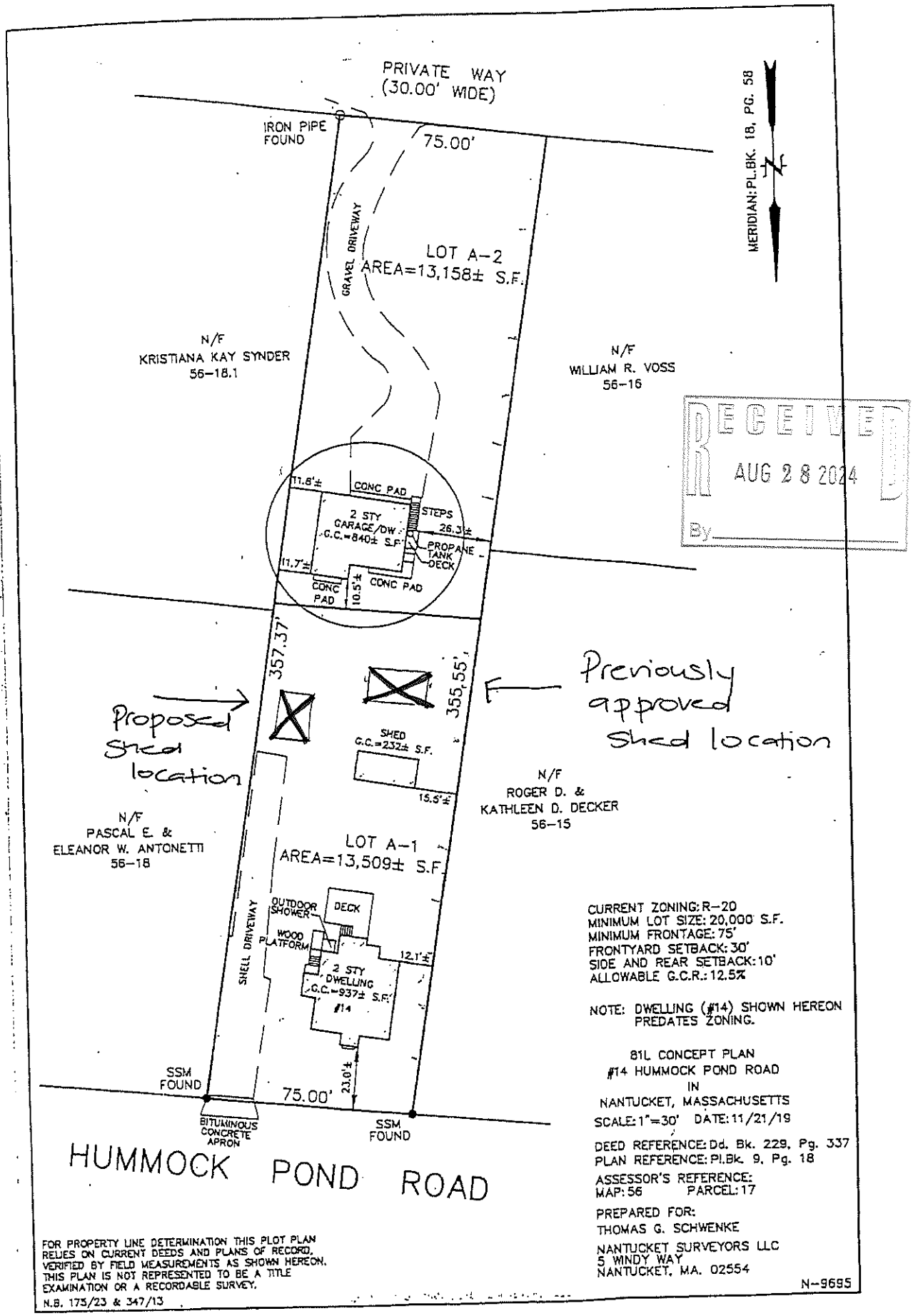
Property ID	56 17
Location	14 HUMMOCK POND RD
Owner	SCHWENKE THOMAS G

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING: R-20
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75'
FRONTYARD SETBACK: 30'
SIDE AND REAR SETBACK: 10'
ALLOWABLE G.C.R.: 12.5%

NOTE: DWELLING (#14) SHOWN HEREON PREDATES ZONING.

81L CONCEPT PLAN
#14 HUMMOCK POND ROAD
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=30' DATE: 11/21/19

DEED REFERENCE: Dd. Bk. 229, Pg. 337
PLAN REFERENCE: Pl.Bk. 9, Pg. 18

ASSESSOR'S REFERENCE:
MAP: 56 PARCEL: 17

PREPARED FOR:
THOMAS G. SCHWENKE

NANTUCKET SURVEYORS LLC
5 WINDY WAY
NANTUCKET, MA. 02554

N-9695

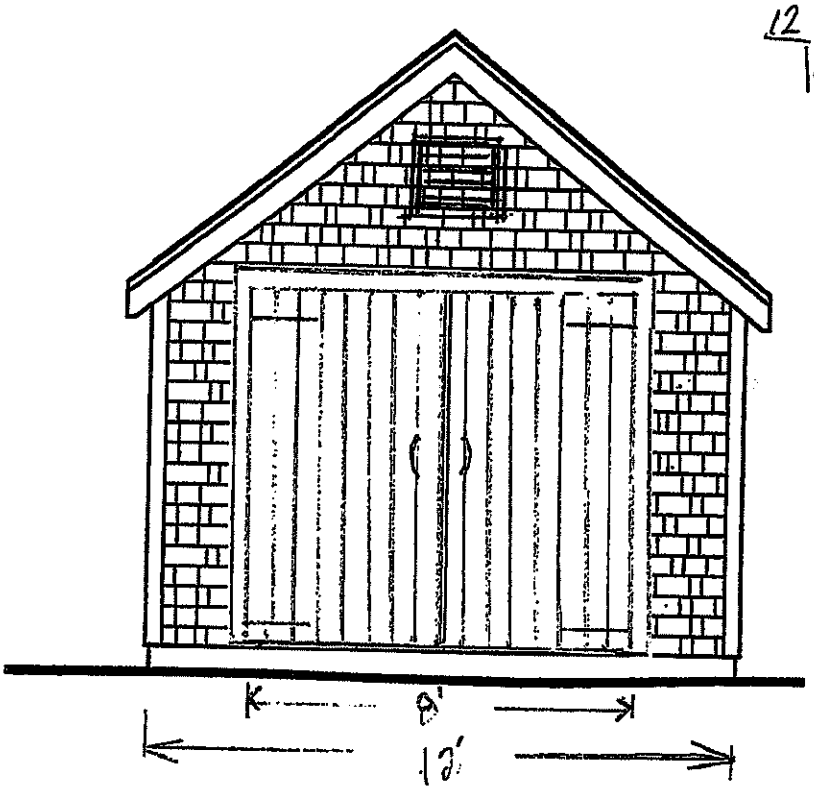
FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 175/23 & 347/13

UCAD 5632-109915668'6'16998'8'16985'8'16985'8'16985

13' - 0"
RIDGE

12
8



0' - 6"
FINISH FL.

RECEIVED
AUG 28 2024
By

Front

1 ELEVATION
SCALE: 1/4" = 1'-0"

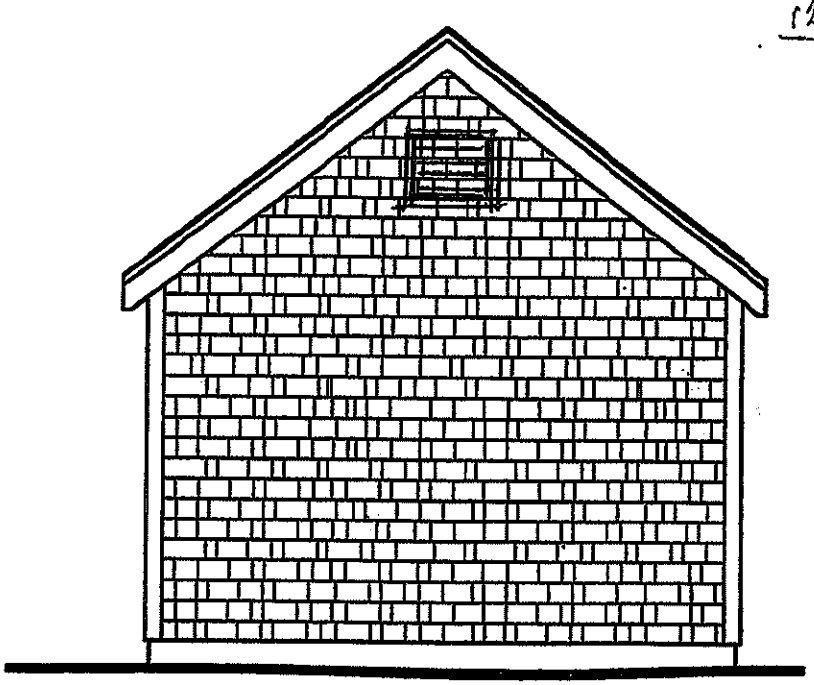
STRUCTURES UNLIMITED
NANTUCKET, MASSACHUSETTS
T. 508.228.0889
F. 508.825.2087

12' x 16' STORAGE SHED
NANTUCKET, MASSACHUSETTS

ELEVATION
DATE:
SCALE: AS NOTED
SK

13' - 0"
RIDGE

12
5



0' - 6"
FINISH FL.

12'

RECEIVED
AUG 28 2024
By

South

1

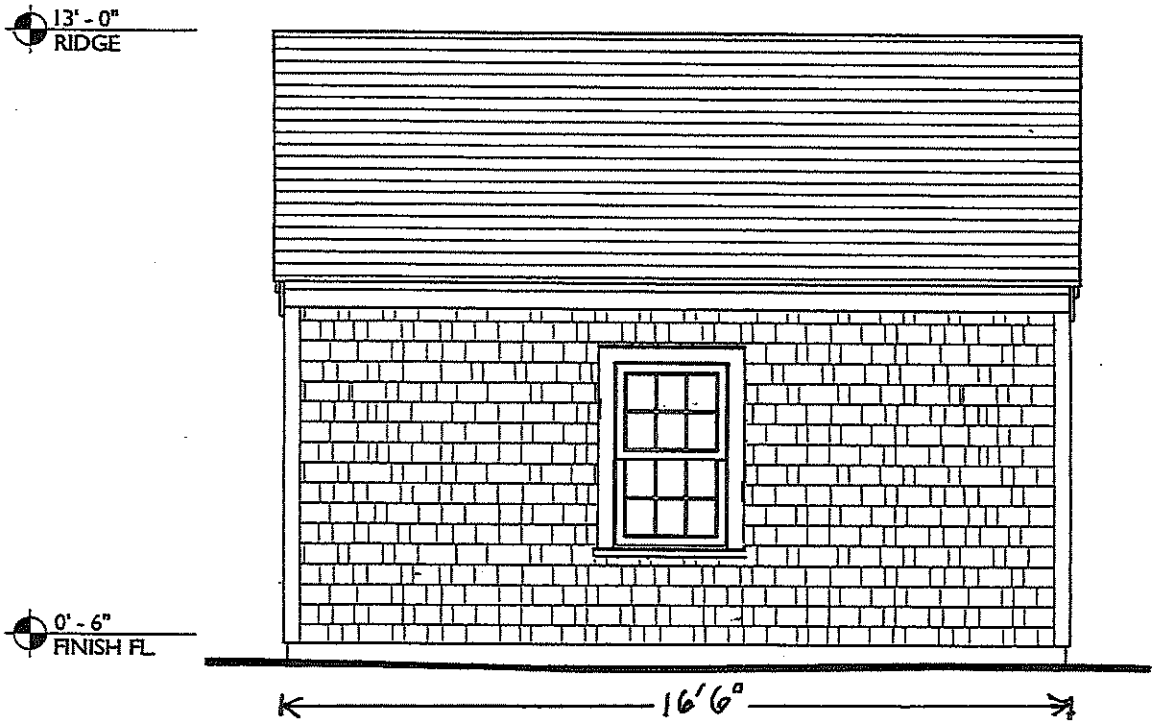
ELEVATION

SCALE: 1/4" = 1'- 0"

STRUCTURES UNLIMITED
NANTUCKET, MASSACHUSETTS
t. 508.228.0688
f. 508.625.2087

12' x 16' STORAGE SHED
NANTUCKET, MASSACHUSETTS

ELEVATION
DATE:
SCALE: AS NOTED
PROJ. NO.
SK 5



RECEIVED
AUG 28 2024
BY

EAST

1 ELEVATION

SCALE: 1/4" = 1'- 0"

STRUCTURES UNLIMITED
NANTUCKET, MASSACHUSETTS

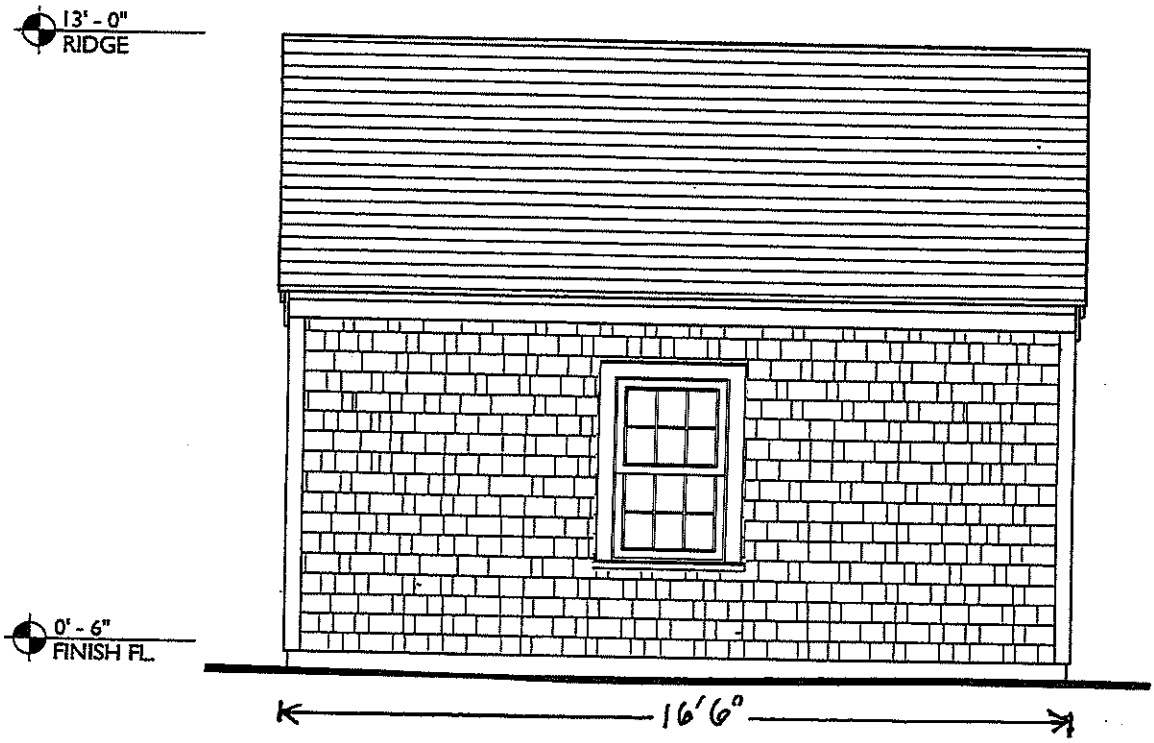
t. 508.228.0689
f. 508.825.2057

12' x 16' STORAGE SHED
NANTUCKET, MASSACHUSETTS

ELEVATION

DATE:
SCALE: AS NOTED
PROJ. NO.

SK 2



RECEIVED
AUG 2 8 2024
By

RECEIVED
AUG 2 8
By

West

1 ELEVATION

SCALE: 1/4" = 1'- 0"

STRUCTURES UNLIMITED
NANTUCKET, MASSACHUSETTS
L. 508.228.0689
F. 508.825.2067

12' x 16' STORAGE SHED
NANTUCKET, MASSACHUSETTS

ELEVATION

DATE:
SCALE: AS NOTED
PROJ. NO.

SK 2

CERTIFICATE NO: _____ DATE ISSUED: 4/23/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC7024-03-10183

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 150

Street & Number of Proposed Work: 9 ORANGE STREET

Owner of record: LITTLE BIG BUILDINGS LLC

Mailing Address: 781 MAIN ST. BOONTON NJ

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: S. Theroux NAGT

Mailing Address: PO box 1814 NANTUCKET MA

Contact Phone #: 228-5031 x2 E-mail: STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY 1604

Date application received: 3/25/24 Fee Paid: $ 50

Must be acted on by: check 5/24/24

Extended to: _____

Approved: ✓ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

PER EXHIBIT A - DROP TYE (NEW GABLE) TOP PLATE 10" - 12"

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☑ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☑ Other _____

Size of Structure or Addition: Length: 10-4 Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 5-3 Sq. footage 2nd floor: 54 SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North EXIST South EXIST East EXIST West EXIST

Height of ridge above final finish grade: North 22'-8 South EXIST East EXIST West EXIST

Additional Remarks CONTRIBUTING

Historic Name: PELEG COGGESHALL

Original Date: COOPER 1774

Original Builder: C.

HDC SURVEY / DRAFT FORM B | NPS HISTORY

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation NEW ROOF SHINGLES
2. South Elevation NEW SIDEWALL SHINGLES, REPAIR ALL TRIM
3. West Elevation INSTALL UNIFORM WINDOW TRIM -
4. North Elevation ADD SMALL 2ND FLOOR ADDITION over EXIST 1ST FLOOR MASS.

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed EXIST ☐ Block ☐ Block Parged ☐ Brick (type) BRICK/Rubble ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) EXIST ☐ Other _____

Roof Pitch: Main Mass EX /12 Secondary Mass 8.5 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer VA Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): copper

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other EXIST

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia EX Rake EX Soffit (Overhang) EX Corner boards EX Frieze EX

Window Casing 5/4x4 Door Frame EX. Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other EXIST. NEW TDL BOSTON SASH.

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear CUSTOM MAHOGANY Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NAT. TO WEATHER Clapboard (if applicable) _____ Roof IKO CAMBRIDGE DUAL BLACK

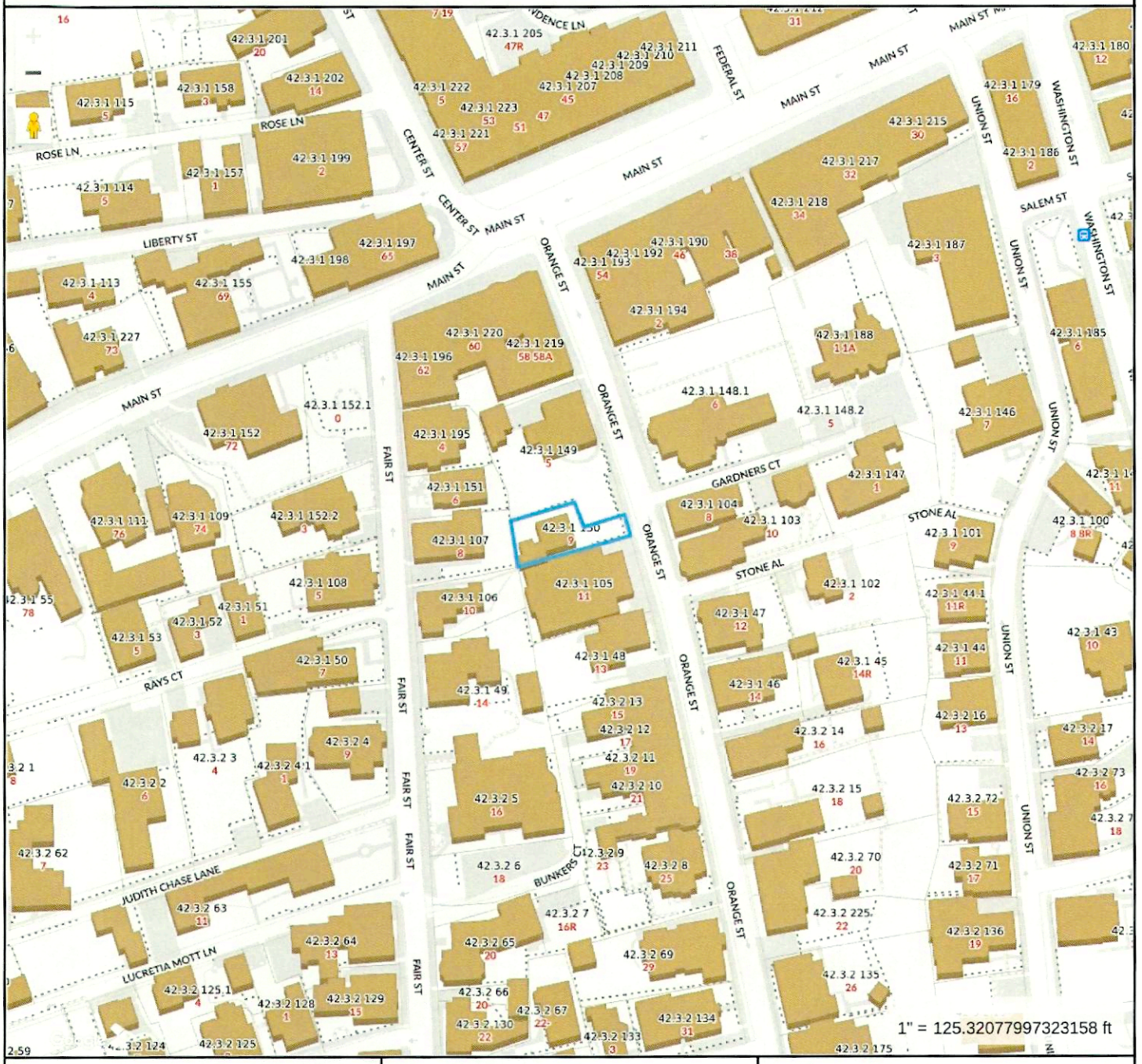
Trim WHITE Sash WHITE Doors EXIST. GREEN

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 3/22/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	9608
Location	9 ORANGE ST
Owner	LITTLE BIG BUILDINGS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

NORTH

THESE DRAWINGS ARE FOR
HDC APPLICATION ONLY
3/21/2024

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4/30/24

RECEIVED
MAY 01 2024
BY

ORANGE STREET

(52.75' DEED) 52.49'

SETBACK LINE

(37.50 DEED) 37.94' (PLAN FILE 18-C)

SETBACK LINE

(22.57' DEED) 22.37'

SETBACK LINE

PICKET FENCE

EXISTING STONE RETAINING WALL

34.00' DEED

12' (DEED) 12.00'

SETBACK LINE

LANDING
AND STEPS

LINE OF ORANGE
STREET PER
DEED

LINE OF WAY 92.5' (DEED) 92'C LINE
OF WAY

PICKET FENCE LIMIT OF
OCCUPATION

BRICK FOOTPATH BETWEEN FAIR STREET AND
ORANGE STREET

UNITARIAN CHURCH

APPROVED
HDC2024-03-10183
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

1 **9 ORANGE STREET SITE PLAN**
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

PRELIM
PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

client number

S1

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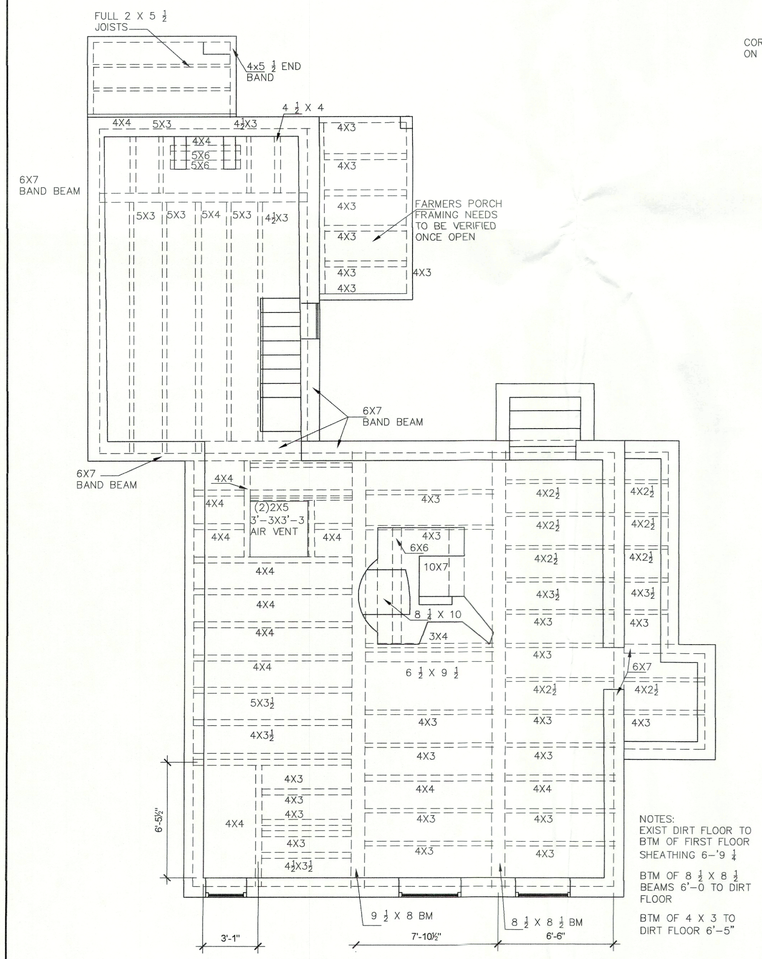
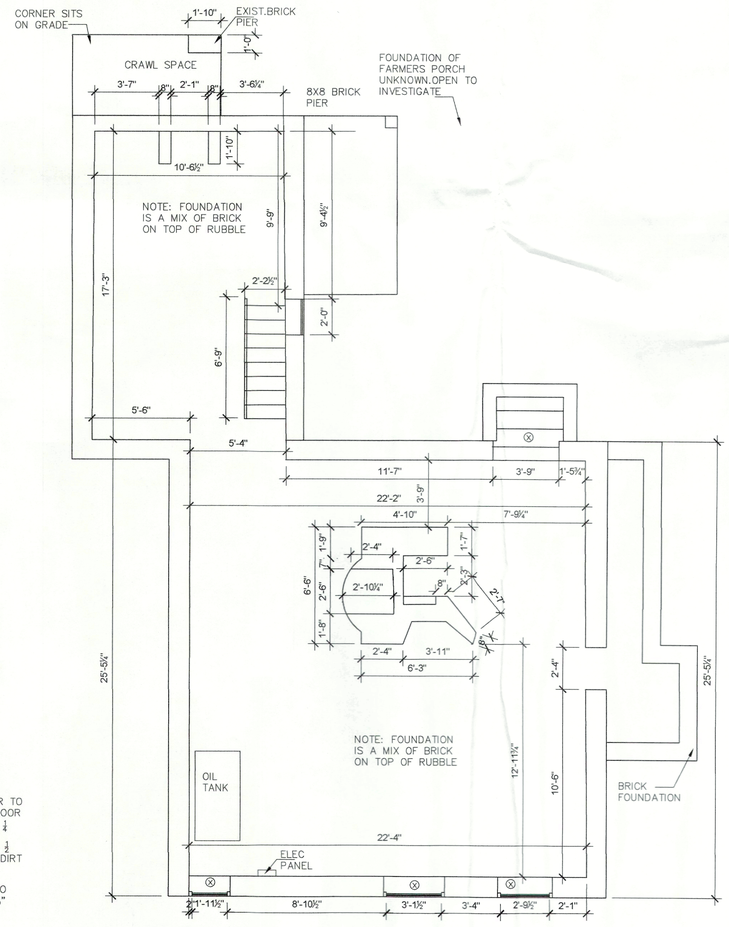
4/30/24



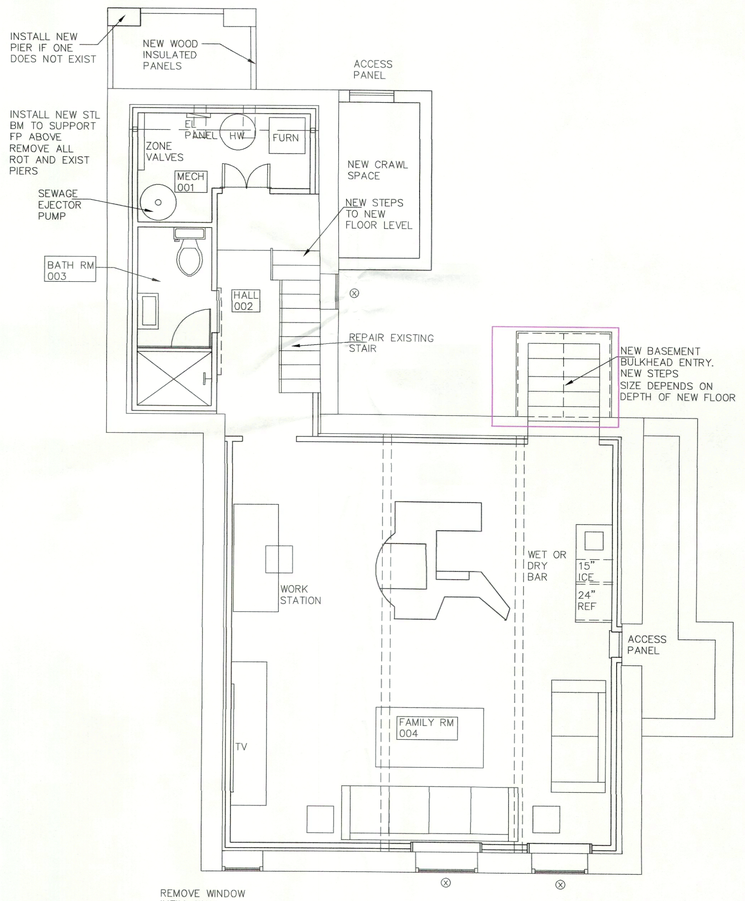
D EXISTING FIRST FLOOR FRAMING PLAN

Scale: 1:1



D EXISTING BASEMENT PLAN

Scale: 1:1



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D PROPOSED BASEMENT PLAN

Scale: 1:1

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A1

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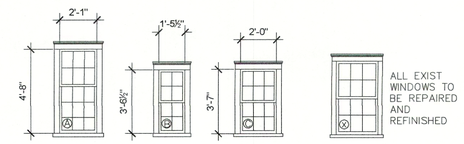
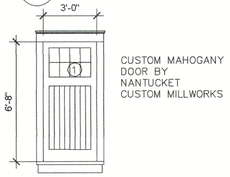


ALL NEW WINDOW UNITS: BOSTON SASH
SINGLE PANE TRUE DIVIDED LIGHT WINDOWS

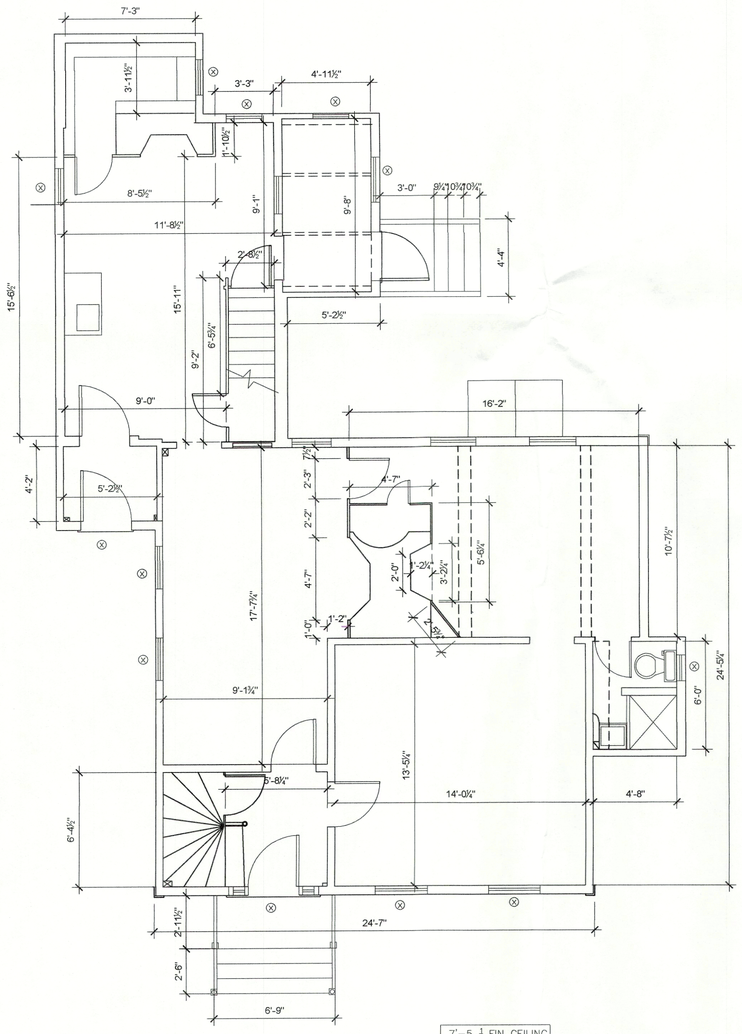
1 WINDOW SCHEDULE

Scale: 1/4=1'-0



1 DOOR SCHEDULE

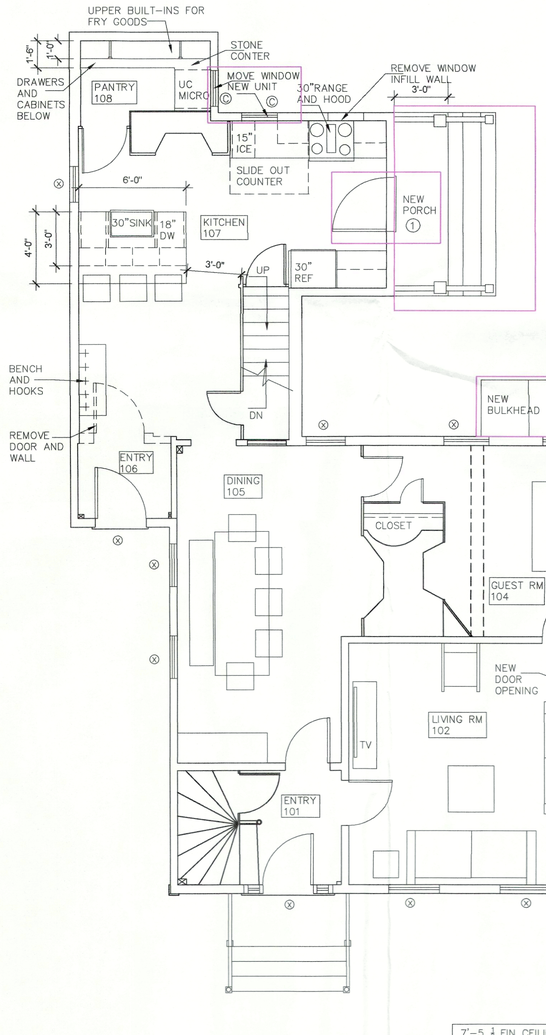
Scale: 1/4=1'-0



B EXISTING FIRST FLOOR PLAN

7'-5 ½ FIN CEILING VARIES

Scale: 1:1



B PROPOSED FIRST FLOOR PLAN

7'-5 ½ FIN CEILING VARIES

Scale: 1:1



1 EXISTING EAST ELEVATION

NO PROPOSED CHANGES

Scale: 1/4=1'-0

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NO EXTERIOR CHANGES
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1 PROPOSED EAST ELEVATION

Scale: 1/4=1'-0

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TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

PRELIM PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

client number

A2

THESE DRAWINGS ARE FOR
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3/21/2024

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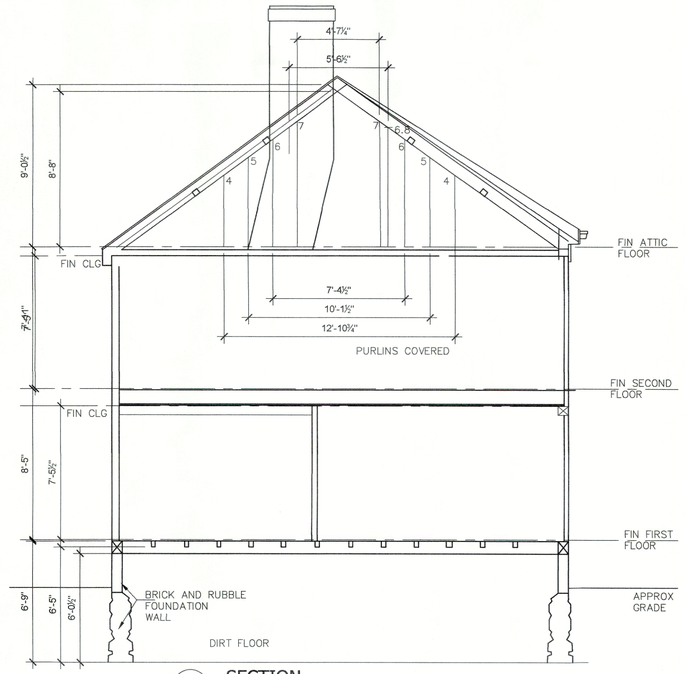
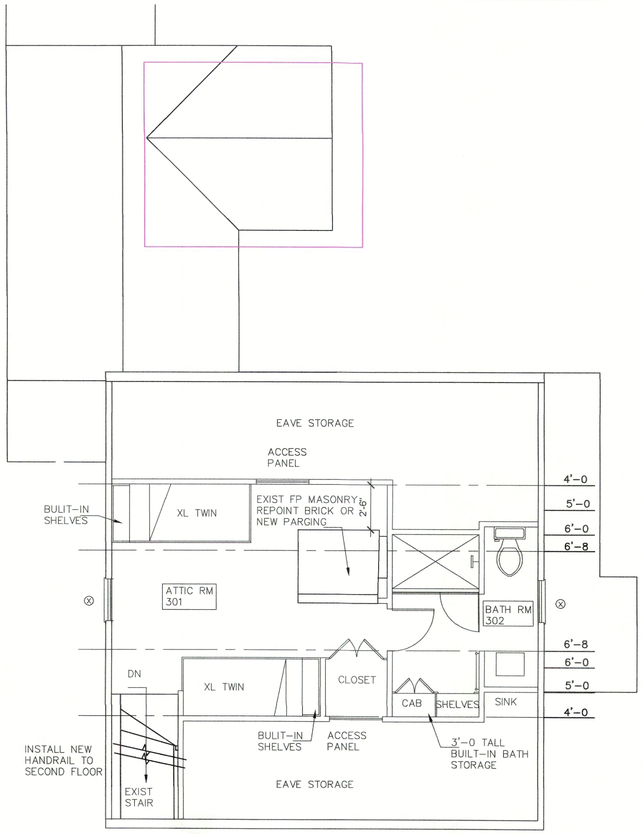
4/30/24



1 SECTION

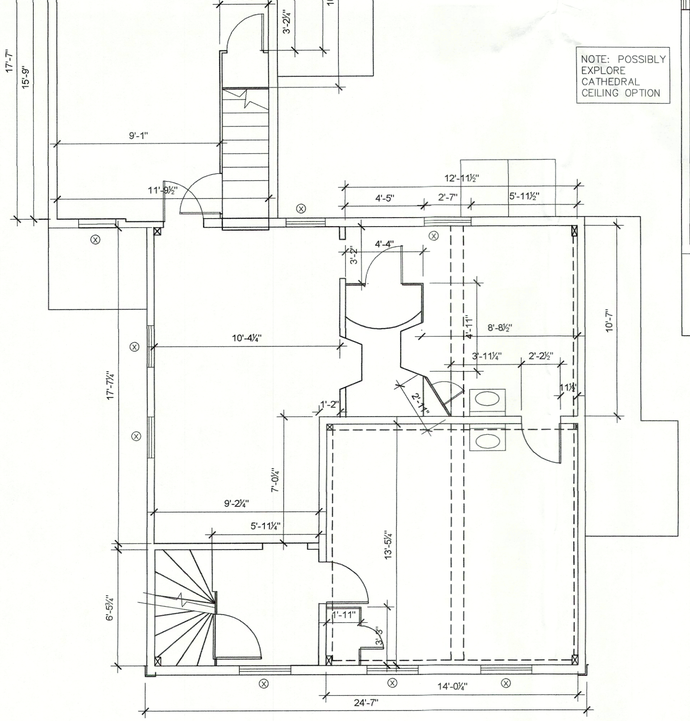
Scale: 1/4=1'-0



B PROPOSED ATTIC FLOOR PLAN

NOTE: PLAN BASED ON ALL EXISTING RAFTERS AND PURLINS TO BE COVERED BY NEW CEILING.

Scale: 1:1

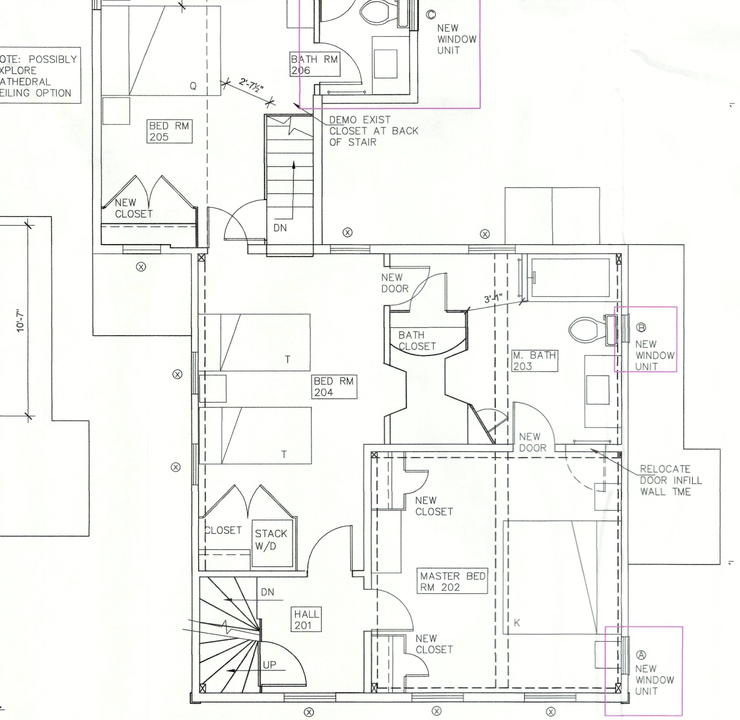


NOTE: POSSIBLY EXPLORE CATHEDRAL CEILING OPTION

C EXISTING SECOND FLOOR PLAN

7'-5 ½ FIN CEILING VARIES

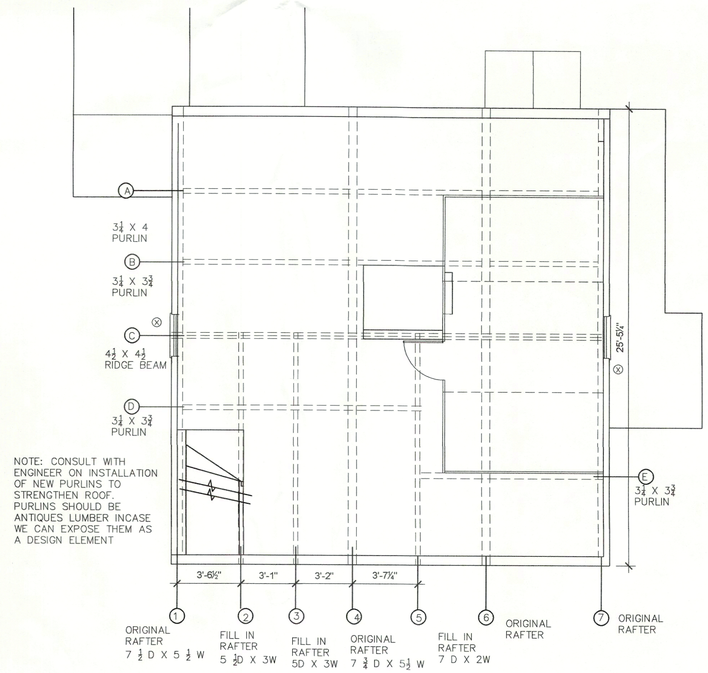
Scale: 1:1



C PROPOSED SECOND FLOOR PLAN

7'-5 ½ FIN CEILING VARIES

Scale: 1:1



NOTE: CONSULT WITH ENGINEER ON INSTALLATION OF NEW PURLINS TO STRENGTHEN ROOF. PURLINS SHOULD BE ANTIQUES LUMBER INCASE WE CAN EXPOSE THEM AS A DESIGN ELEMENT

B EXISTING ATTIC FLOOR PLAN

Scale: 1:1

NANTUCKET ARCHITECTURE GROUP LTD.
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EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

PRELIM PLAN

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

client number

A3



1 PREVIOUS SUBMISSION NORTH ELEVATION

Scale: 1/4=1'-0



1 PROPOSED NORTH ELEVATION EXHIBIT A

Scale: 1/4=1'-0



1 EXISTING NORTH ELEVATION

Scale: 1/4=1'-0

APPROVED
HDC2024.03.10183
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL

REVISED FOR HDC STAFF APPROVAL
4/30/24

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EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

PRELIM
PLAN

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

client number

A4

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.1 PARCEL N°. 150

Street & Number of Proposed Work: 9 ORANGE ST

Owner of record: LITTLE BIG BUILDING LLC

Mailing Address: 781 MAIN ST BOSTON MA

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: S. THERIAULT NAQ

Mailing Address: PO BOX 1814 NANTUCKET MA

Contact Phone #: 275-5031 E-mail: STEVE@NANTUCKETARCHITECTURE.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-03-10183

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation REVISE REAR ENTRY DOOR
4. North Elevation REDUCE WIDTH of PORCH & REAR STEPS REUSE STAIR RAIL

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

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Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/28/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theurer NAG

AS AGENT FOR LITTLE BIG BUILDING LLC

STREET ADDRESS 9 ORANGE ST

MAP/PARCEL 42.3.1 150

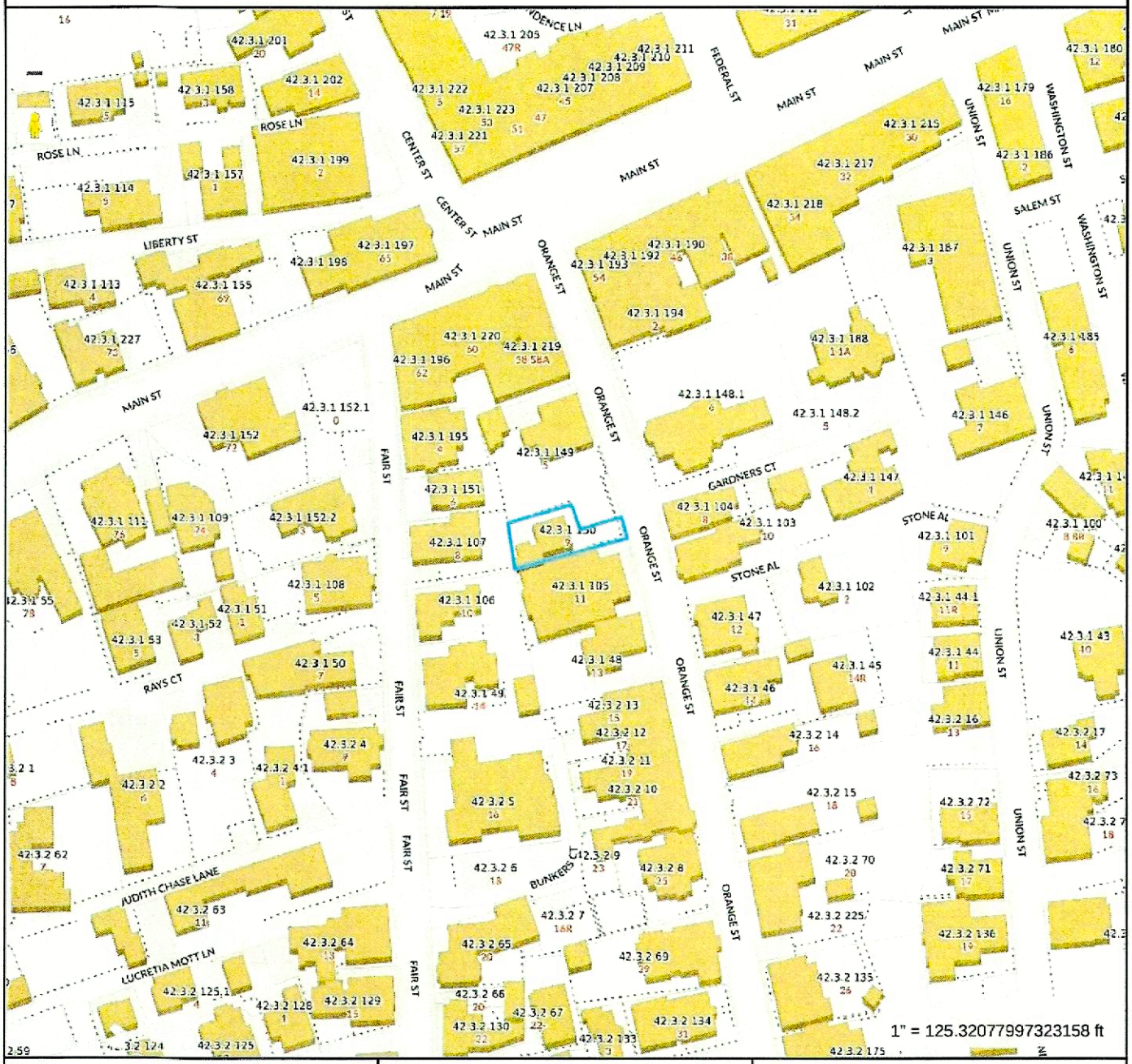
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/28/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 8/28/2024 Date



Property Information

Property ID	9608
Location	9 ORANGE ST
Owner	LITTLE BIG BUILDINGS LLC

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NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/08/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

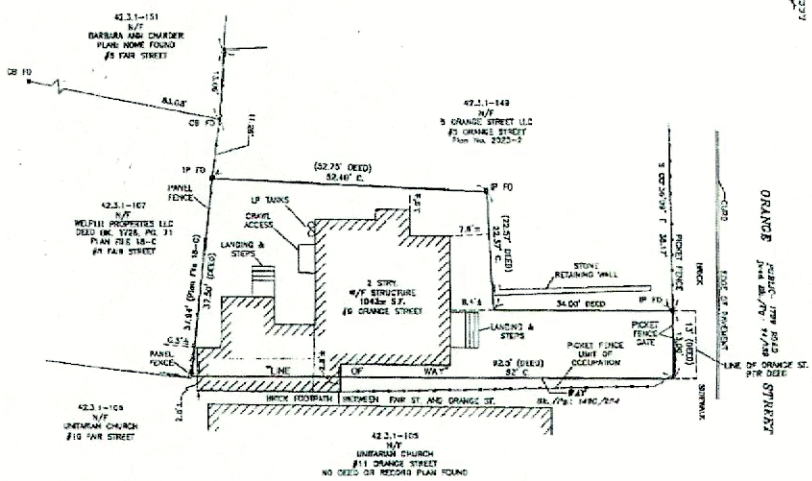
CURRENT ZONING CLASSIFICATION:
Residential Old Historic (R-OH)

		EXISTING
MINIMUM LOT SIZE:	5000 S.F.	2,458± S.F.
MINIMUM FRONTAGE:	50 FT.	SEE PLAN
FRONT YARD SETBACK:	none	SEE PLAN
REAR/SIDE SETBACK:	5 FT.	SEE PLAN
GROUND COVER %:	40%	SEE PLAN

LEGEND

IP FD ○ DENOTES IRON PIPE FOUND

C DENOTES CALCULATION



ONLY ORIGINALLY STAMPED AND ENDORSED COPIES OF THIS PLAN SHALL BE ACKNOWLEDGED BY THE CERTIFYING LAND SURVEYOR.

TO: *Little Big Building, LLC*, AND NO OTHERS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: . . . X . . . DELINEATED ON FLOOD / COMMUNITY PANEL NUMBER 25019C0062, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE OF MAPS: JUNE 9, 2014 AND AS PERIODICALLY REVISED.

THIS INSPECTION PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS INSPECTION PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF NANTUCKET ASSESSOR RECORDS.
THIS PLAN SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN ITS INTENDED USE STATED ABOVE.

©Blackwell & Associates Inc.

NOT TO BE RECORDED

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

MORTGAGE INSPECTION PLAN in Nantucket, MA

SCALE: 1"=10' DATE: September 05, 2023

Owner: *ROBERT & LAURA KULIN, etal*

Deed Bk./Pg.: 1490/264 Plan: NO RECORD PLAN REF. PB. 5, PG. 45

Tax Map: 42.3.1-150 Locus: 9 ORANGE STREET

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 Teasdale Circle
Nantucket, Massachusetts 02554
(508) 228-9020

B9199

TYLLICAS JOB 53

FBK: 339/50

Mr. James Rodgers
9 Orange Street
Nantucket, Ma 92554

January 19, 2024

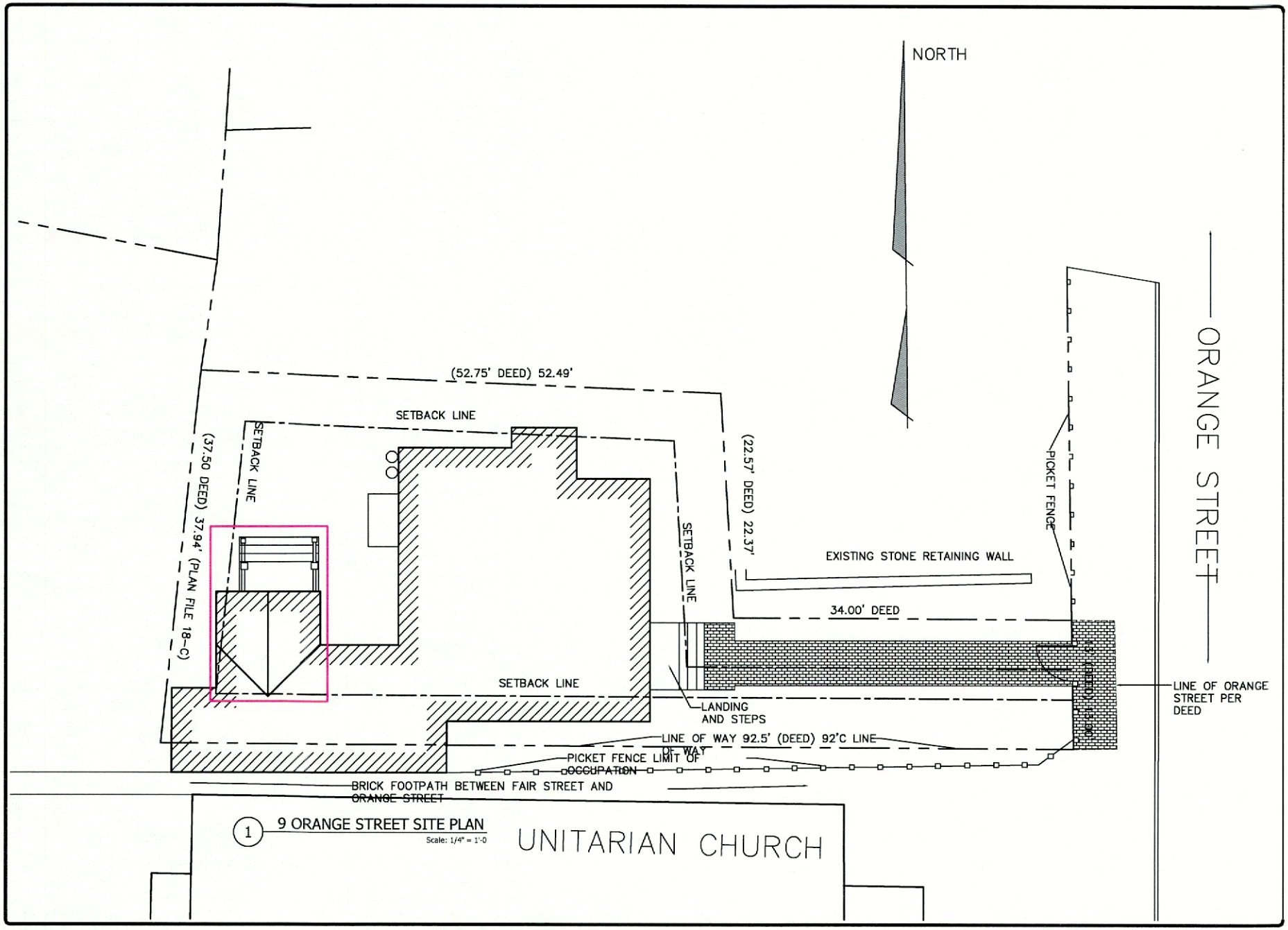
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket Ma. 0254

Map: 42.3.1 Parcel 150

Authorization Letter,

I Mr. James Rodgers the undersigned, hereby authorize my agent Stephen Theroux, Nantucket Architecture Group LTD. To act on my behalf, to sign applications and represent our project before the Nantucket Historic District Commission

Mr. James Rodgers



1 9 ORANGE STREET SITE PLAN
Scale: 1/4" = 1'-0

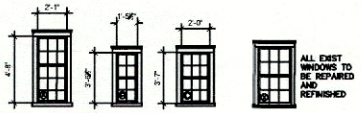
NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

client number

REVISED FOR HDC AND ZBA
8-28-2024

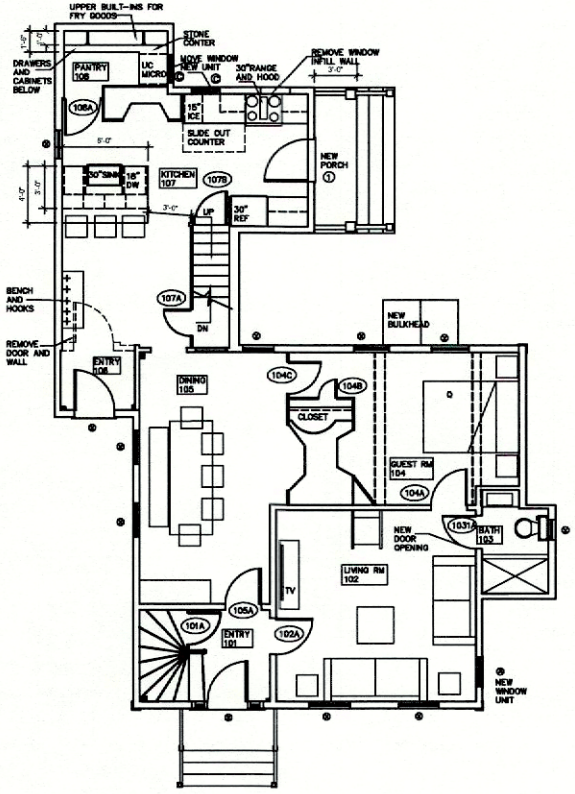


ALL NEW WINDOW UNITS: BOSTON SASH
SINGLE PANE TRUE DIVIDED LIGHT WINDOWS

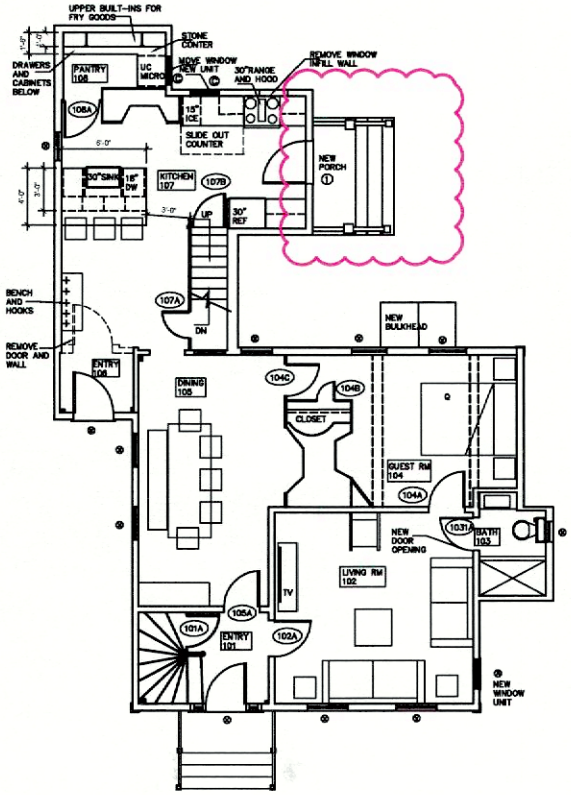
1 WINDOW SCHEDULE
Scale: 1/4"=1'-0"



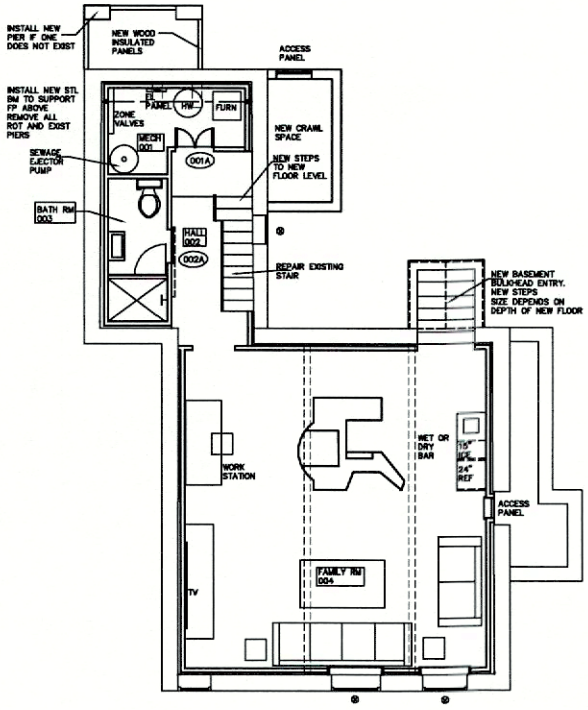
1 DOOR SCHEDULE
Scale: 1/4"=1'-0"



B PREVIOUSLY APPROVED FIRST FLOOR PLAN
Scale: 1:1



B PROPOSED FIRST FLOOR PLAN
Scale: 1:1



D APPROVED BASEMENT PLAN NO CHANGE
Scale: 1:1

NANTUCKET ARCHITECTURE GROUP LTD.
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NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

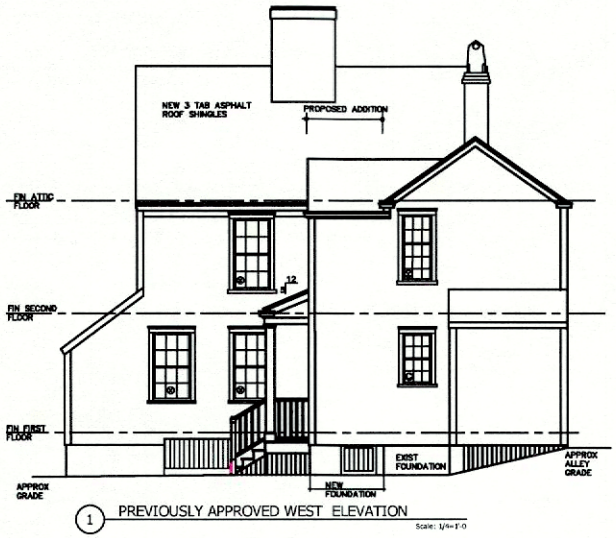
EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

EXISTING CONDITIONS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

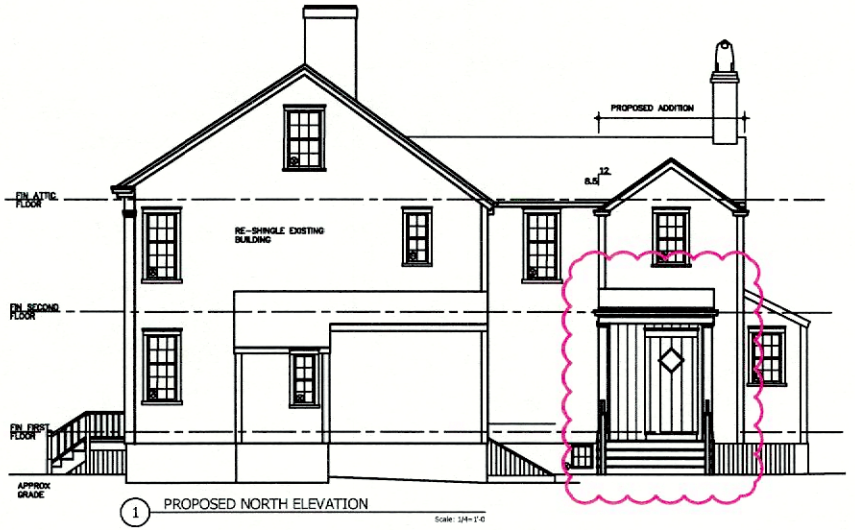
client number

A1



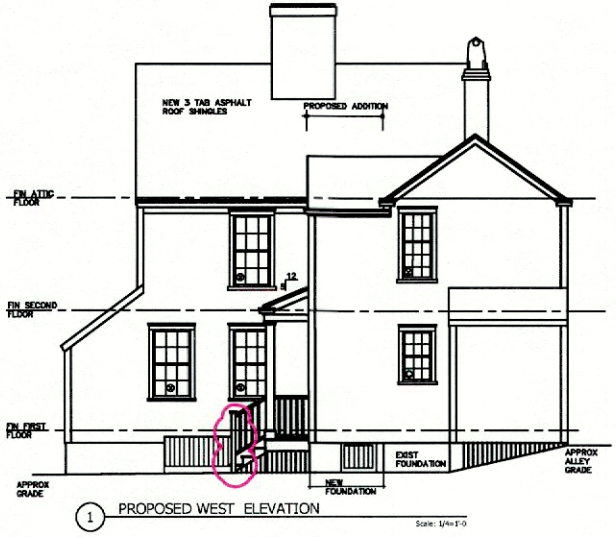
1 PREVIOUSLY APPROVED WEST ELEVATION

Scale: 1/4"=1'-0



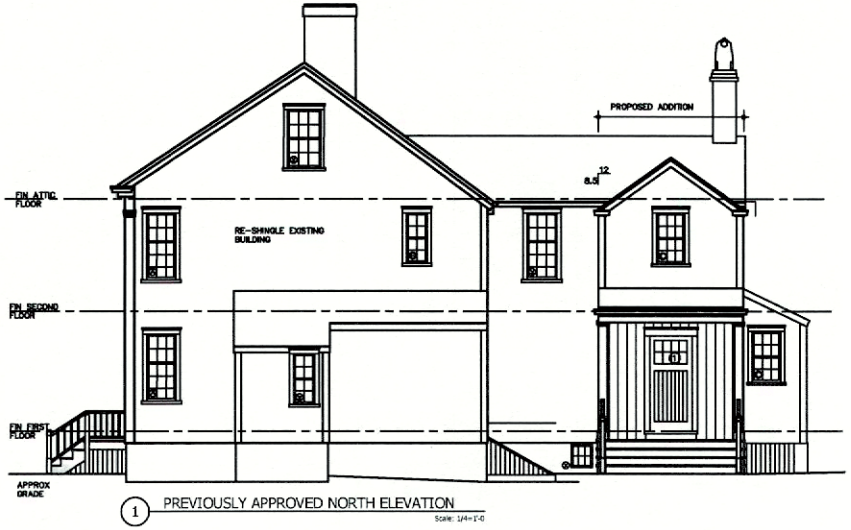
1 PROPOSED NORTH ELEVATION

Scale: 1/4"=1'-0



1 PROPOSED WEST ELEVATION

Scale: 1/4"=1'-0



1 PREVIOUSLY APPROVED NORTH ELEVATION

Scale: 1/4"=1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
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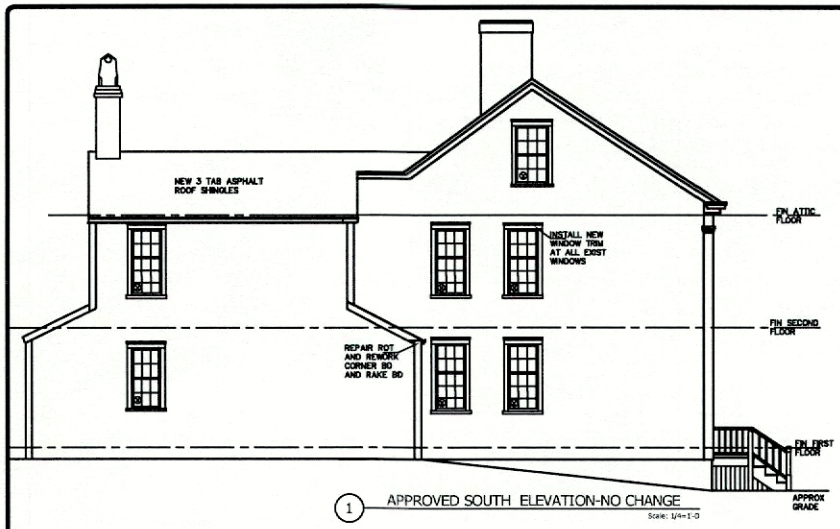
EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

EXISTING CONDITIONS

HDC:	XX/XX/XX
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

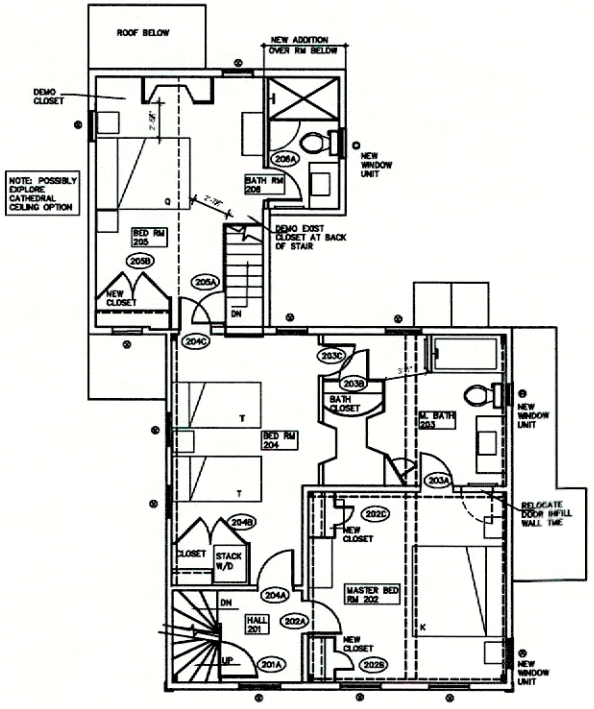
client number

A2



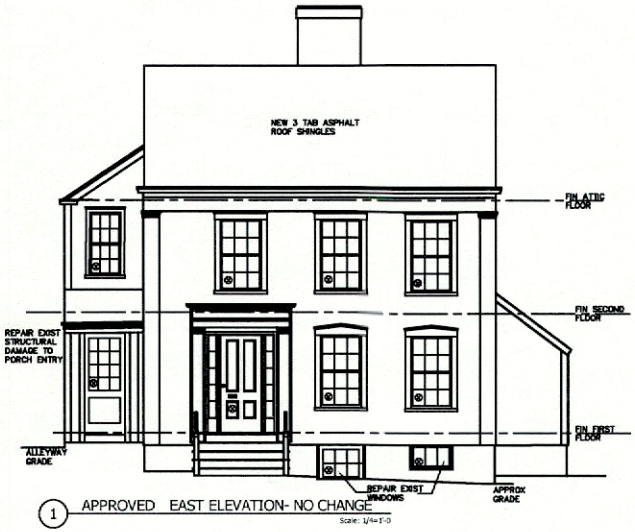
1 APPROVED SOUTH ELEVATION-NO CHANGE

Scale: 1/4=1'-0



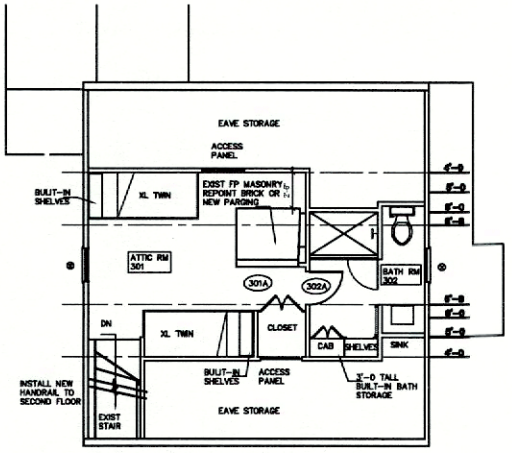
C APPROVED SECOND FLOOR PLAN NO CHANGES

Scale: 1:1



1 APPROVED EAST ELEVATION- NO CHANGE

Scale: 1/4=1'-0



B APPROVED ATTIC FLOOR PLAN NO CHANGE

Scale: 1:1

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITIONS PLANS FOR
FRAGOMENI/RODGERS RESIDENCE 9 ORANGE STREET
NANTUCKET, MASSACHUSETTS, 02554

EXISTING CONDITIONS

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

client number

A3

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form:** Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee**: See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

   (initial to indicate read and understand)
8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

NAG NANTUCKET ARCHITECTURE GROUP

August 28, 2024

Ms. Holly Backus
Preservation Planner
Nantucket Historic District Commission
2 Fairgrounds Road
Nantucket Ma. 02554

Re: 91 Main Street
Remedial Repair work

Dear Ms. Backus,

Nantucket Architecture Group LTD and SJG Engineering is presenting an application before the Nantucket Historic District Commission for remedial rot repair work for 91 Main Street, Nantucket MA. This letter is intended to explain the construction methods to be used to repair the damaged areas to the home. Please see the remedial work drawing S-1.0 and field report dated march 20, 2023 prepared by Mr. Steven Goan along with existing conditions drawings EXA1 through EXA3 by Nantucket Architecture Group LTD.

The sill repair noted on the plans will be done by cutting open the existing wood sheathing just above the sills and shoring the existing stud wall system to allow the repair and or replacement of any rotted material. This will be done in sections along the foundation wall as noted. The corner boards will be removed and the existing corner posts will be evaluated for there structural integrity and any rot will be replaced and the corner posts repaired. The existing front clapboard, upper fascia, and freeze board along Main Street will be removed and any rot will be removed and repaired. The removed materials such as clapboard, corner posts and fascia will be salvaged for possible re-use. New material will be used in places of rotten material.

I hope this answers any questions you might have about the remedial repair work methodology planned for the project at 91 Main Street. Please let me know if you have any questions, we will be happy to discuss the project with you or the board.

Sincerely

Stephen Theroux
Nantucket Architecture Group LTD.

PO Box 1814
Nantucket MA 02554
ph 508 228-5631
fax 508 325-4284
nag@nantucket.net
www.nantucketarchitecture.com

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.3 PARCEL N°. 18

Street & Number of Proposed Work: 91 MAIN STREET

Owner of record: OLYMPIC EQUITY HOLDINGS LLC

Mailing Address: 1290 EAST MAIN ST 3RD FL.
STAMFORD CT 06902

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Stephen Theroux, Mag

Mailing Address: PO BOX 1814
NANTUCKET MA 02554

Contact Phone #: 325-5631 x 2 E-mail: _____
steve@nantucketarchitecture.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other REPAIR & REPLACE ROT.

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____ SEE ENGINEER PLANS & REPORT.

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: SAMUEL BUNKER 1740

Original Date: REBUILT 1833 FOR HENRY SWIFT

Original Builder:

REVISIONS* (describe)

1. East Elevation REPAIR
2. South Elevation REPLACE ROTTED SILLS & CORNER POSTS AT EACH END
3. West Elevation REPAIR/REPLACE ROTTED CORNER POSTS & SILLS REAR CORNERS OF MAIN RESIDENCE
4. North Elevation REPLACE FRONT FASCIA & CLAPBOARD REPAIR TO NORTH EAST

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission o any revisions to this application will initiate a new sixty-day review period.

Date 8/30/12 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Stephen Theroux NAG

AS AGENT FOR Olympic Equity Holdings LLC

STREET ADDRESS 91 Main Street

MAP/PARCEL 42.3.3 / 18

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

8/28/2024

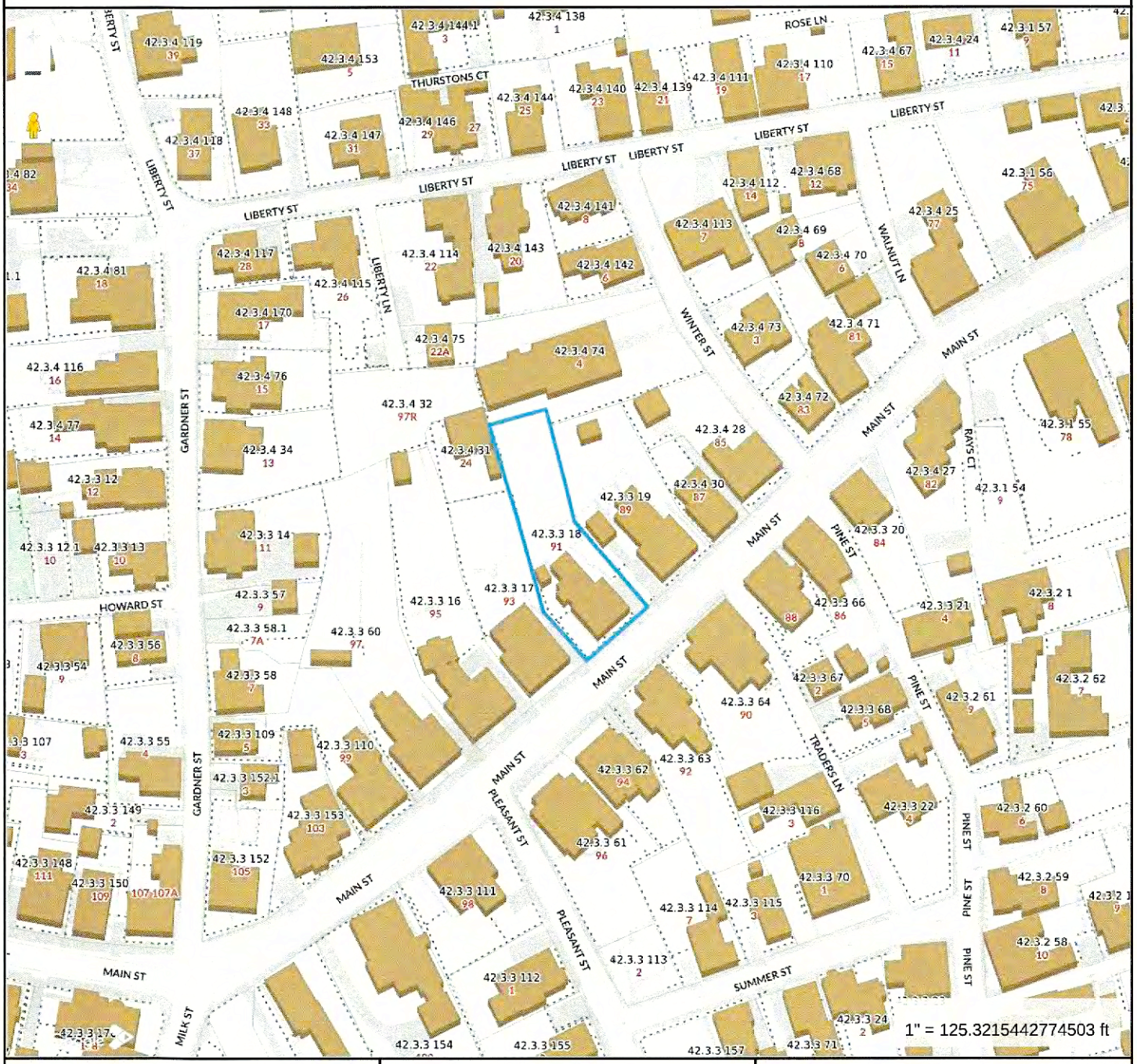
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

Date 8/28/2024



Property Information

Property ID	9962
Location	91 MAIN ST
Owner	OLYMPIC EQUITY HOLDINGS LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

91 MAIN ST

Location	91 MAIN ST	**Mblu**	4233/ / 18/ /
Acct#	00009962	**Owner**	OLYMPIC EQUITY HOLDINGS LLC
Assessment	$5,694,300	**PID**	9962
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$3,435,100	$2,259,200	$5,694,300

Owner of Record

Owner	OLYMPIC EQUITY HOLDINGS LLC	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	1290 EAST MAIN ST 3RD FL STAMFORD, CT 06902	**Book & Page**	1502/298
		Sale Date	09/29/2015
		Instrument	99

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
OLYMPIC EQUITY HOLDINGS LLC	$0		1502/298	99	09/29/2015
BIRCHWOOD HOLDINGS LTD LLC	$0		1050/124	99	11/15/2006
BIRCHWOOD HOLDINGS LTD	$2,550,000		0630/071	00	07/30/1999
WOLFE JILL J TRUSTEE	$0		0595/106	99	10/07/1998
WOLFE JILL J	$0		0584/059	99	06/30/1998

Building Information

Building 1 : Section 1

Year Built: 1820
Living Area: 3,707
Replacement Cost: $3,965,583
Building Percent Good: 86
Replacement Cost Less Depreciation: $3,410,400

Building Attributes	
Field	**Description**
Style:	Antique
Model	Residential
Grade:	Luxurious
Stories:	2.5
Occupancy	1

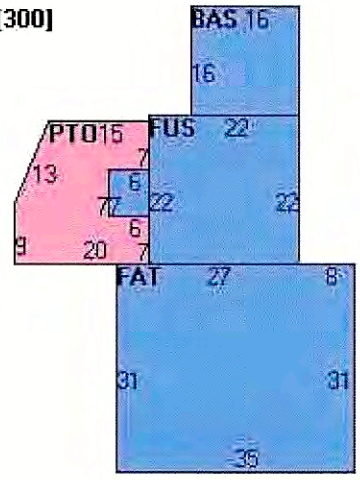
Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\00\11\09.jpg)

Exterior Wall 1	Clapboard
Exterior Wall 2	Wood Shingle
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/9962_114(

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,867	1,867
FUS	Upper Story, Finished	1,569	1,569
FAT	Attic, Finished	1,085	271
PTO	Patio	348	0
UBM	Basement, Unfinished	300	0
		5,169	3,707

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL3	2 STORY CHIM	1.00 UNITS	$10,500	1
FPO	EXTRA FPL OPEN	5.00 UNITS	$5,200	1

Land

Land Use

Use Code	1010
Description	Single Fam M01
Zone	ROH
Neighborhood	950
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.26
Frontage	0
Depth	0
Assessed Value	$2,259,200

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			216.00 S.F.	$4,100	1
PAT1	PATIO-AVG			756.00 S.F.	$4,900	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**

2024	$3,435,100	$2,259,200	$5,694,300
2023	$2,586,200	$2,153,300	$4,739,500
2022	$2,168,100	$1,965,000	$4,133,100
2021	$2,400,400	$1,572,000	$3,972,400
2020	$2,772,100	$1,703,000	$4,475,100

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FIELD REPORT

91 MAIN ST. NANTUCKET

SJG Engineering LLC
6 Golden Gate Drive
Hooksett, NH 03106

Olympic Equity Holdings LLC
c/o Tracy Urquiaga
91 Main St. Nantucket, MA 02554

Site Visit Date: March 20, 2023
Project: Olympic Equity Holdings LLC
Address: 91 Main St. Nantucket
Weather: Clear 42 deg.@ 4:00-5:00 pm
Present: Zoran Milovski
Stephen Goan

We visited the site to review accessible first floor framing, damaged sills and corner posts as requested.

The building is a colonial built circa 1890 with a partial basement. The basement is where the mechanical equipment exists. There remaining basement is a crawl space with minimal clearance from the bottom of the framing to the earth.

The first floor framing was reviewed from the basement. The sills and some of the adjacent joists are rotted and have powder post beetle damage.

The extent of damage is not clear as the exterior finishes are still on the building as well as the crawl space could not be accessed. Additional siding will need to be removed to determine the extent of the sill rot.

The corner boards were removed and uncovered. We find that the corner posts are rotted as well as some of the siding boards. The extent of the rot will have to be determined by removing the corner boards and siding until sound material is found. The extent of the repair will then be determined.

It was also noted that there is a rotted rafter tail that Zoran found when repairing some soffit boards. Additional investigation will need to be done to determine the extent of the damage as well as a remedial repair. This work was not in the original scope of the work. However, it can be addressed later.

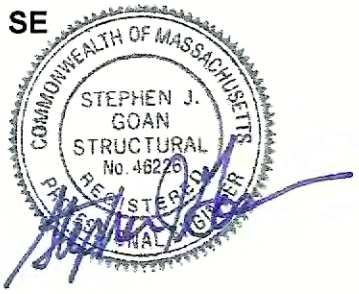
See the attached plan for the recommended remedial work for the rotted sills.

Repair for the corner posts will be much more invasive as the damaged post will have to be removed until sound material is found. A new post to match the existing post size will have to be connected to the old post with a lap joint and with carriage bolts let into the post and plugged.

Notes taken at the site are the observations of the undersigned. If there are any discrepancies or if there is any information that is not viewed as correct, please notify the Engineer as soon as possible.

CC: file

Stephen J. Goan, PE, SE
Stephen J. Goan, PE, SE



OUTLINE SPECIFICATIONS

GENERAL

G-1: ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, IBC2015, AND ASCE 7-10 AND THE REFERENCED STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT.

G-2: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER BEFORE PROCEEDING WITH THE AFFECTED WORK. ANY VARIATIONS OR SUBSTITUTIONS OF MATERIALS OR DETAILS FROM THOSE INDICATED ON THE DRAWINGS MAY BE MADE ONLY WITH PRIOR APPROVAL OF THE PROJECT ENGINEER.

G-3: NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITHOUT THE APPROVAL OF THE PROJECT ENGINEER.

G-4: FOR EXACT LOCATION OF FLOOR & ROOF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND SHOP DRAWINGS.

G-5: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SAFETY DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHEETING, SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.

G-6: ALL STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL/MECHANICAL, ELECTRICAL AND SHOP DRAWINGS AND SPECIFICATIONS.

G-7: UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

G-8: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, CO-ORDINATION OF OTHER TRADES AND TECHNIQUES TO PRODUCE A SOUND AND QUALITY BUILDING. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR OR RESPONSIBLE TRADES.

DESIGN LOADS

DL-1: THE BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS IN ACCORDANCE WITH THE 9TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE, IBC 2015 AND ASCE 7-10.

DL-2: SNOW LOAD: GROUND SNOW LOAD = 25 PSF; IMPORTANCE FACTOR I=1.0
DRIFTING AND SLIDING SNOW INCLUDED WHERE APPLICABLE

DL-3: FLOOR LIVE LOAD:
DL-3.1: LIVE LOAD = 100 PSF GROUND FLOOR RETAIL

DL-4: WIND: WIND VELOCITY - 140 MPH (3 SEC. GUST)
DL-4.1: EXPOSURE B
DL-4.2: IMPORTANCE FACTOR I=1.0

EXISTING CONDITIONS

EC-1: THESE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF THE WORK. THE CONTRACTOR MAY ENCOUNTER HIDDEN OR CONCEALED CONDITIONS, NOT SHOWN ON THESE DRAWINGS, REQUIRING ADDITIONAL WORK FOR THE COMPLETION OF THIS CONTRACT. IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE SITE PRIOR TO BIDDING AND VERIFIED THE INFORMATION HEREIN SUPPLIED.

STRUCTURAL LUMBER

SL-1: CODE CONFORMANCE:

SL-1.1: NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" INCLUDING SUPPLEMENT.

SL-1.2: AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - AITC 110.

SL-1.3: U.S. DEPARTMENT OF COMMERCE - PS 20 FOR LUMBER.

SL-1.4: U.S. DEPARTMENT OF COMMERCE - PS 1-66 FOR SOFTWOOD PLYWOOD.

SL-1.5: AMERICAN WOOD PRESERVERS INSTITUTE - STAT STANDARDS.

SL 2.0: MATERIALS

SL-2.1: SOLID LUMBER (19 PER CENT MAXIMUM MOISTURE CONTENT)

SL-2.1.1: STUDS - 2X4, 2X5 SPRUCE PINE FIR, STUD GRADE.
SL-2.1.2: FRAMING: SPRUCE PINE FIR NO. 2 - 3 INCHES THICK AND WIDER
SL-2.1.2.1: BASE DESIGN VALUES - Fb=875 PSI (1000 PSI REPETITIVE), E=1.35 PSI, E=1400 KSI

SL-2.2: LAMINATED VENEER LUMBER BEAMS - GLUE LAMINATED VENEER LUMBER OF SOUTHERN PINE WITH THE FOLLOWING MINIMUM DESIGN VALUES:
SL-2.2.1: BASE DESIGN VALUES: Fv=285 PSI, Fb=2600 PSI, E=1,900,000 PSI.

SL-2.3: VERSA-LAM STRAND LUMBER, 2S1D - GLUE LAMINATED LUMBER STRANDS WITH THE FOLLOWING MINIMUM DESIGN VALUES:
SL-2.3.1: BASE DESIGN VALUES: Fv=290 PSI, Fb=2900 PSI, E= 1800 KSI.

SL-2.4: PRESSURE TREATED OR "NON-MANUFACTURED" PSL BEAMS HAVE ALLOWABLE STRESSES ADJUSTED FOR SERVICE LEVEL 1, 2, OR 3

SL-2.5: BOLTS, NUTS & WASHERS - ASTM - A307.

SL-2.6: NAILS - COMMON WIRE, EXCEPT BARBED NAILS AT PLYWOOD SHEATHING. GALVANIZED NAILS AT EXPOSED FRAMING.

SL-2.7: METAL CONNECTORS - APPROVED ITEMS OF PROPER TYPE & GAUGE AS SHOWN ON DRAWINGS - GALVANIZED.

SL-2.8: ALL CONNECTORS AND FASTENERS AT PRESSURE TREATED WOOD SHALL BE STAINLESS STEEL.

SL-2.9: PLYWOOD - APA RATED WITH EXTERIOR GLUE.
SL-2.9.1: ROOF - 5/8" THICK EXPOSURE 1, 40/20 SPAN RATING
SL-2.9.2: WALLS - 1/2" THICK, EXPOSURE 1, 32/16 SPAN RATING
SL-2.9.3: SUBFLOORS 3/4" THICK TONGUE & GROOVE ADVANTEC OR EQUAL GRADE & NAIL

SL-2.10: PRESSURE TREATED WOOD AT ALL EXPOSED FRAMING WITH APPROVED CLEAR WATER BORNE PRESSERVATIVE. ALL MEMBERS TO BE STAMPED BY APPROPRIATE AGENCY.

SL-2.11: SIMPSON STRONG TIE FRAMING CONNECTORS, FASTENERS AND HARDWARE AS PER SIMPSON STRONG TIE COMPANY WOOD CONSTRUCTION CONNECTORS MANUAL G-2011

SL-2.12 SIMPSON TITEN HD CONCRETE AND MASONRY SCREW PER SIMPSON G-2015 CURRENT SPECIFICATIONS.

SL-2.13: TIMBERLOK HEAVY DUTY FRAMING SCREW BY EASTENMASTER

SL-3.0: CONSTRUCTION

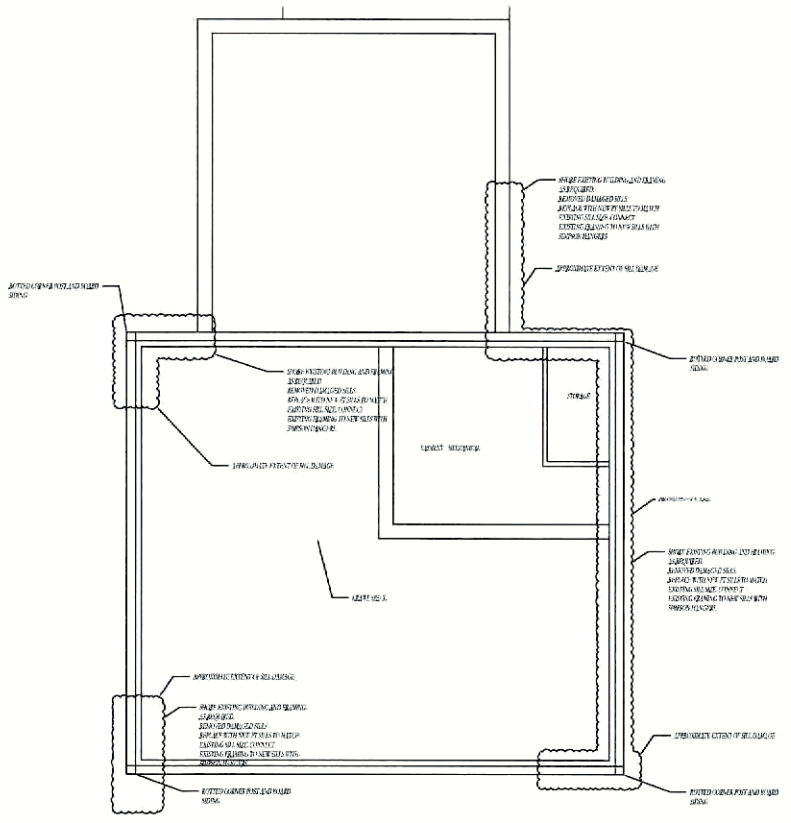
SL-3.1: ALL WOOD MEMBERS TO BE NAILED IN ACCORDANCE WITH MASS. STATE CODE FASTENER TABLE IRC R502.3.1

SL-3.2: PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED AT 6" O.C. AT ALL JOINTS AND EDGES, AND 10" O.C. AT OTHER SUPPORTS.

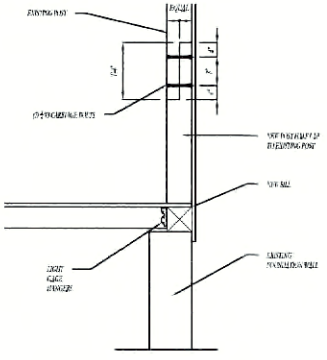
SL-3.3: PLYWOOD ROOF SHALL BE NAILED BEING SHANK NAILS AT 4" O.C. THROUGH

SL-3.4: PLYWOOD SHEAR WALLS SHALL BE NAILED AT 4" O.C. AT ALL JOINTS AND EDGES AROUND ALL OPENINGS, AT TOP, BOTTOM AND ENDS AND WALL PERIMETER. BLOCK ALL EDGES.

SL-3.5: PROVIDE FASTENERS FOR ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS



SILL AND POST REPAIR PLAN
1/4"=1'-0"



SILL REPLACEMENT AND POST SPLICE DETAIL
NOT TO SCALE

SJG Engineering
6 Golden Gate Drive
Hooksett, NH 03106
O: 1-603-232-6142
C: 1-207-752-3274
SJGEng@comcast.net

DATE: 5/ 1/23IT
SCALE: NOTED
DR. BY. :SJG
CK. BY. : SJG

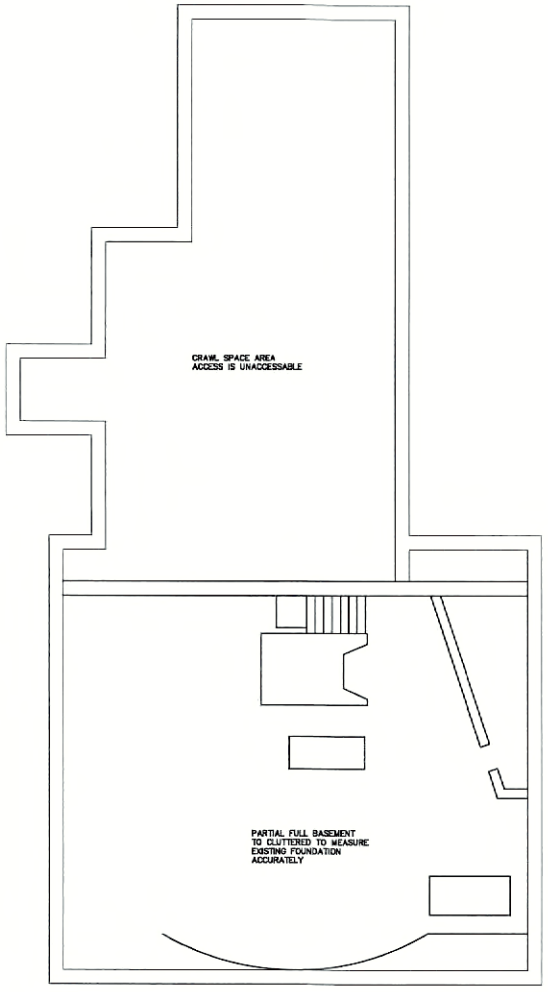
REVISION	DATE	DESCRIPTION

FIRST FLOOR REINFORCEMENT
91 Main St. Nantucket, MA

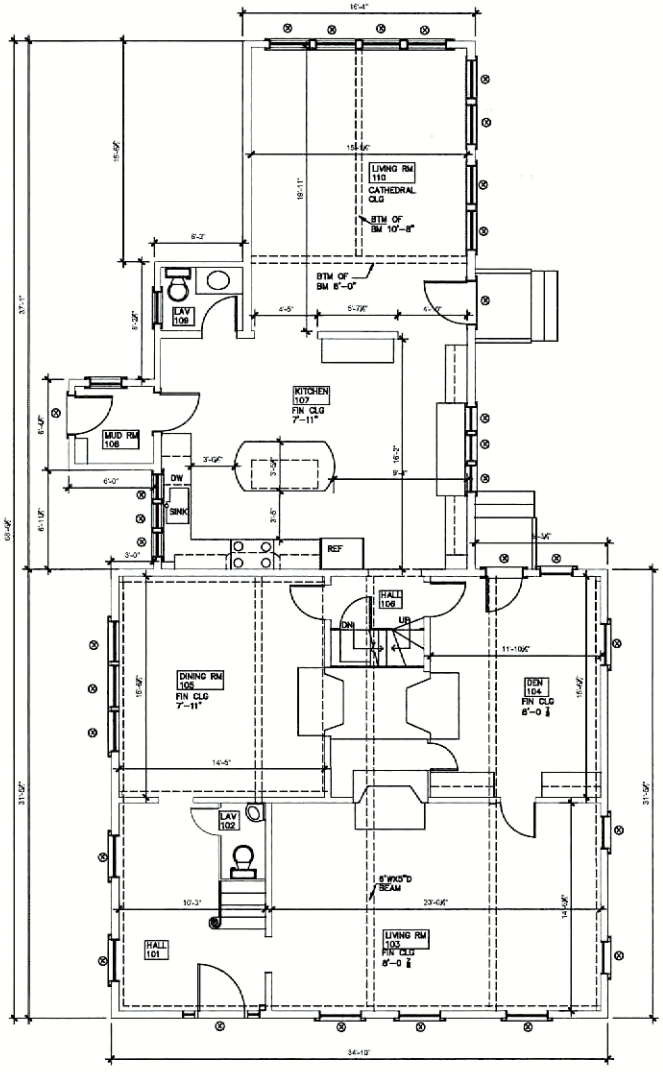
PROJECT NUMBER 2023-032

S-1.0

COMMONWEALTH OF MASSACHUSETTS
STEPHEN J. GOAN
STRUCTURAL
No. 46578
REGISTERED PROFESSIONAL ENGINEER



A EXISTING FOUNDATION PLAN
Scale: 1/4" = 1'-0



B EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
POST OFFICE BOX 1814
NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5531
WWW.NANTUCKETARCHITECTURE.COM

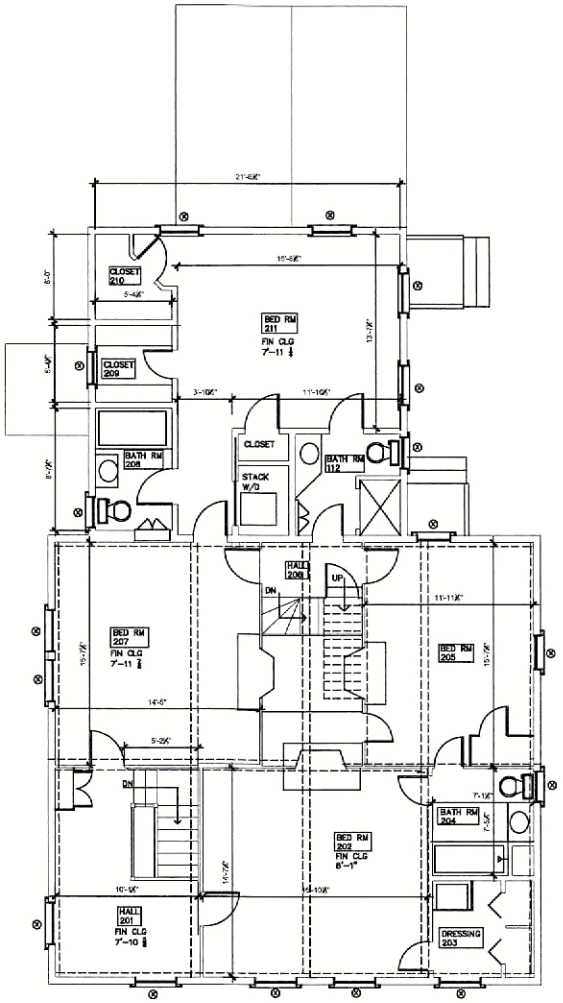
EXISTING CONDITION PLANS FOR:
91 MAIN STREET:
NANTUCKET, MASSACHUSETTS:
MAP: 42.2.3 PARCEL: 18

EXISTING CONDITIONS
FLOOR PLANS
SCALE 1" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

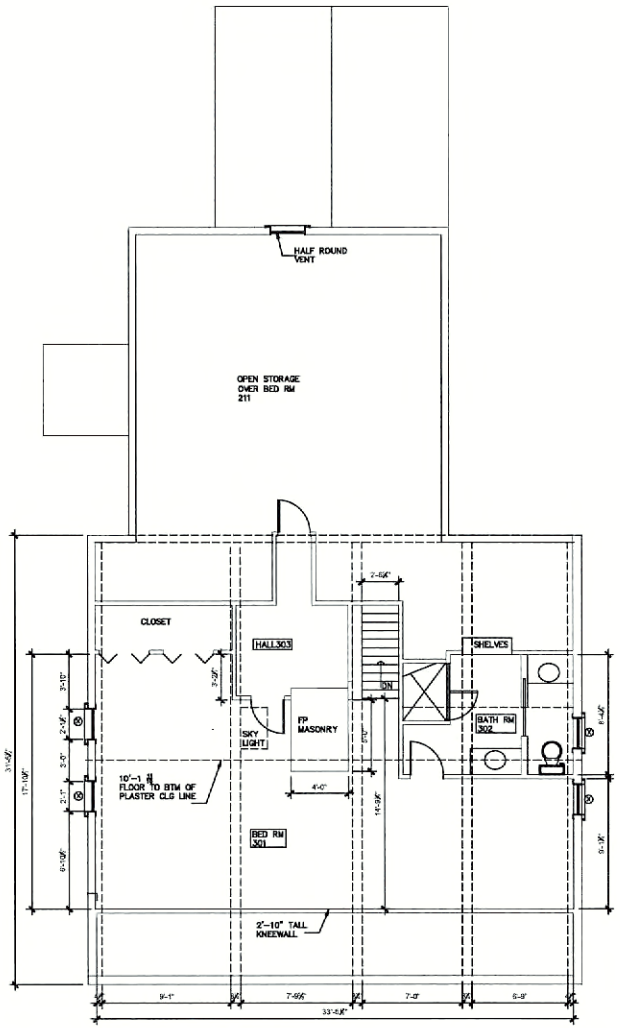
2402.08.1406

EXA1



C EXISTING SECOND FLOOR PLAN

Scale: 1/4" = 1'-0



D EXISTING ATTIC FLOOR PLAN

Scale: 1/4" = 1'-0

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TELEPHONE 508.228.5531
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITION PLANS FOR:
91 MAIN STREET;
NANTUCKET, MASSACHUSETTS:
MAP: 42.2.3 PARCEL: 18

EXISTING CONDITIONS FLOOR PLANS
SCALE 1/4" = 1'-0

HDC: XX/XX/XX
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B:

2402.08.1408

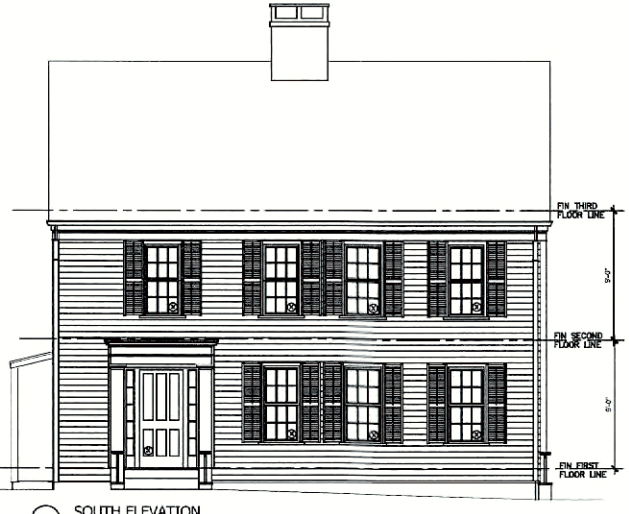
EXA2



G NORTH ELEVATION
Scale: 1/4" = 1'-0



H WEST ELEVATION
Scale: 1/4" = 1'-0



E SOUTH ELEVATION
Scale: 1/4" = 1'-0



F EAST ELEVATION
Scale: 1/4" = 1'-0

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NANTUCKET, MASSACHUSETTS, 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

EXISTING CONDITION PLANS FOR:
91 MAIN STREET:
NANTUCKET, MASSACHUSETTS:
MAP: 42.2.3 PARCEL: 18

EXISTING CONDITIONS
EXTERIOR ELEVATIONS
SCALE 1/4" = 1'-0

HDC: XX/XX/XX	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B:	

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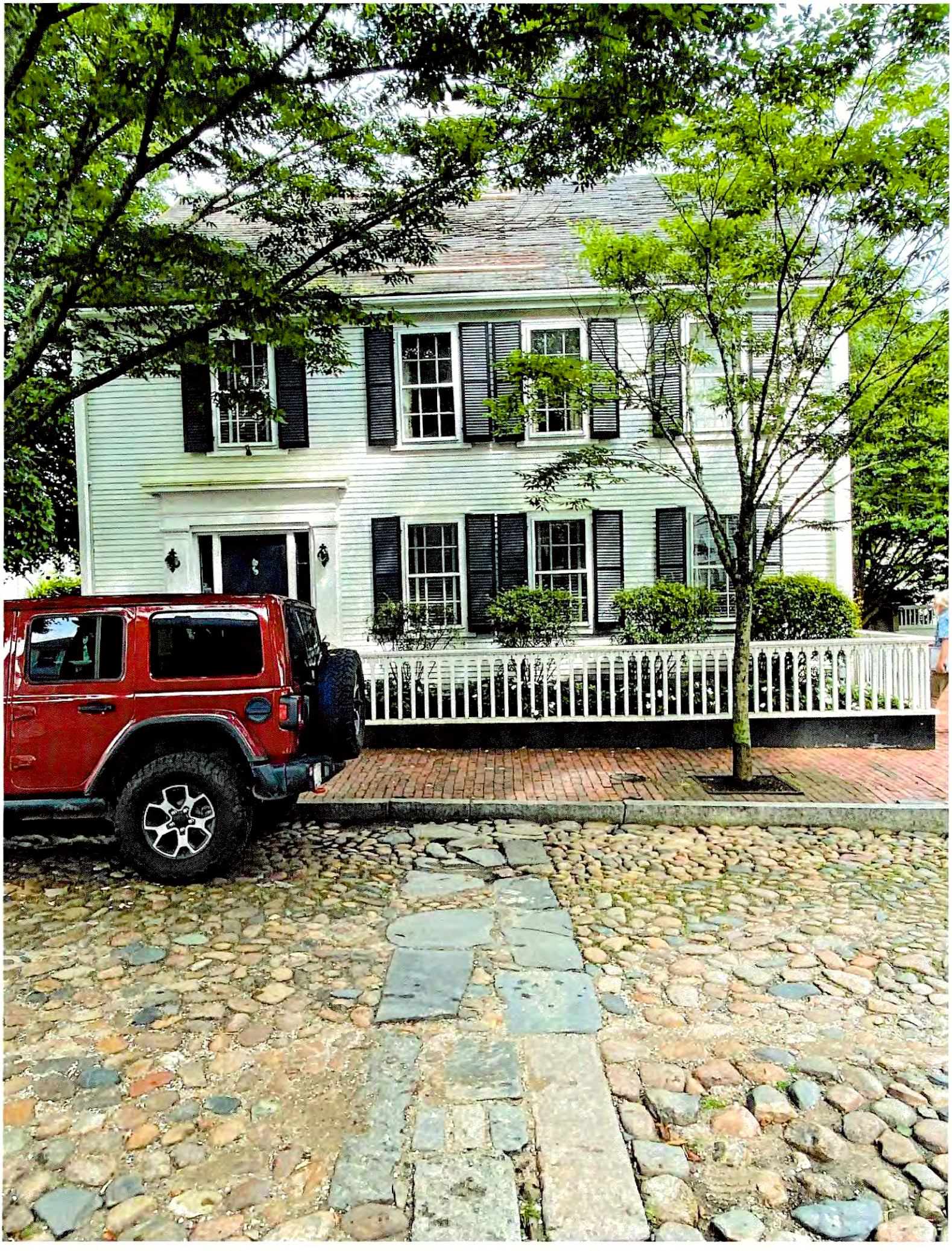
EXA3



















BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-13-5
MAP/PARCEL#: 4233-018

Recorded By: AEG Date: 9/29 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 91 Main St. 2. BUILDING NAME:

3. OWNERSHIP: ○ a. public ☑ b. private 4. PRESENT OWNER: Greenleaf, Edith M.

5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

rebuilt 1823 for Henry Swift, merchant from Boston. Traded w/ Micajah Coffin & Sons, married Micajah's granddaughter, Mary (daughter of Zenus), bought land & building [illegible] rebuilt [illegible] house. 1830, Mary's brother Henry brought ivy & ox to her from Madeira. for her garden.
-NHA files

6. USE: Original: Present: Dwelling
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ☑ a. Yes ○ b. No
Interior accessible, explain: no





5/89

DESCRIPTION:

10. FOUNDATION
○ a. brick ○ b. rubblestone ✓ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ✓ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
✓ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ✓ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ✓ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ✓ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES: ○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ✓ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ○ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ○ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
✓ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ✓ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ✓ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ✓ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ✓ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:

(check several if appropriate)

- ✓ a. sidelights
- ○ b. transom
- ○ c. plank frame
- ○ d. flush frame
- ○ e. Federal
- ○ f. fanlight
- ○ g. blind fan
- ○ h. Greek Revival
- ○ i. recessed
- ○ j. other: pilasters

26. NUMBER OF BAYS:

- ○ a. three
- ✓ b. four
- ○ c. five
- ○ d. N/A
- ○ e. other: _____

27. WINDOW FRAME TYPE:

- ○ a. flush
- ✓ b. plank frame
- ○ c. bull-nose
- ○ d. other: capped

28. WINDOW SASH TYPE(S) - FRONT FACADE:

- ○ a. 12/12
- ○ b. 9/9
- ✓ c. 6/6
- ○ d. 2/2
- ○ e. casement
- ○ f. other: _____

29. PORCH:

- ○ a. front
- ○ b. side
- ○ c. wrap

30. DETAILS:

(check several if appropriate)

- ○ a. corner boards (plain)
- ✓ b. corner boards (beaded)
- ○ c. corner board (single)
- ○ d. entry stairs w. balustrade
- ✓ e. blinds
- ○ f. watertable
- ○ g. pilasters
- ✓ h. trellis
- ○ i. other: _____

31. CONDITION:

- ○ a. excellent
- ✓ b. good
- ○ c. fair
- ○ d. deteriorated

32. INTEGRITY:

- ○ a. original site
- ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____
_____
_____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:

- ○ a. individually significant
- ✓ b. contributing
- ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: Project? Early 1820s SOURCE: [illegible]
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:

- ○ a. box
- ○ b. additive
- ○ c. gable front
- ○ d. gable ell
- ✓ e. side-gabled
- ○ f. other: _____

36. STYLE OF ARCHITECTURE:

○ a.	pre-1750, 2 1/2-story Lean-to	○ h.	Italianate
○ b.	post-1750, 1 3/4-story Lean-to	○ i.	Second Empire
○ c.	Typical Nantucket 4-bay	○ j.	Queen Anne
○ d.	1 3/4 story, 3-bay	○ k.	Colonial Revival
○ e.	Federal	○ l.	Shingle style
○ f.	Greek Revival	○ m.	Bungalow
○ g.	Gothic Revival	○ n.	Four Square

○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: _____ ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET: ○ a. at sidewalk ○ b. 10 feet or less ○ c. 20 feet or less ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

○ a.	densely built-up	○ d.	residential
○ b.	scattered buildings	○ e.	commercial
○ c.	open land	○ f.	old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

○ a.	barn	○ b.	privy	○ c.	shop	○ d.	arbor
○ e.	carriage house	○ f.	shed	○ g.	gardens	○ h.	deck
○ i.	garage	○ j.	greenhouse	○ k.	fence	○ l.	parking
○ m.	scallop shanty	n.	landscape features: _____	o.	other: _____		

45. OTHER NOTABLE FEATURES: _____
(Building or site including interior features if known)

podium, 6/6-paned windows. Probably had parapet-balustrade over front cornice. Modern enclosed porch on east flank. Sidewalk paved with bluestone. (H. B. Worth, *Nantucket Lands*, p. 280; G. A. Fowlkes, *Mirror of Nantucket,* p. 114; M. M. Coffin, *H. A. B. S.* #931; E. A. Stackpole, *Rambling,* p. 38; E. U. Crosby, *Ninety Five Per Cent,* photo p. 70)

78 Built 1831–33 for Charles G. Coffin, James Field head carpenter, Christopher Capen head mason, simplified Greek Revival style. 2½-story unbonded brick on granite foundations (no windows in front), horizontal parapets between 4 end chimneys, had parapets also front and rear of chimneys, slate roof, roof walk, 5-bayed façade, center recessed doorway with sidelights enframed by brownstone pilasters and entablature, 6/6-paned windows. Terraced front yard with lattice spike fence on granite retaining wall. Original fence reset after being stored in garret for many years. (G. A. Fowlkes, *Mirror of Nantucket*, pp. 76–79; E. A. Stackpole, *Rambling,* p. 37; E. U. Crosby, *Ninety Five Per Cent*, photo p. 70)

81 Built 1760s, typical Nantucket house. 2½-story clapboard front, shingle sides, ridge chimney, 4-bayed façade, door with transom, later 6/6-paned windows (some 12/12-paned windows on east side). (E. A. Stackpole, *Rambling;* pp. 38–39; G. A. Fowlkes, *Mirror of Nantucket, pp. 45–46)*

82 Built early 19th century, Federal style. 2-story clapboard front, shingle sides, on high brick basement, single chimney at each end, 5-bayed façade, center doorway with transom and sidelights, wood stoop with double steps, 12/12-paned windows. Southwest wing added *ca.* 1890, also roof walk on early house. (W. Phillip Graves; A. E. Poor, *Colonial Architecture,* pl. 29)

84 Built mid-18th century for John Barnard, transitional lean-to house. Rear heightened probably late 18th century. 2½- story shingle on brick basement, ridge chimney, 3-bayed façade, wood stoop, 12/12-paned windows. Narrow extension with shed roof on west flank perhaps added when rear raised to 2 full stories. (W. B. Worth, *Nantucket Lands,* p. 273; E. A. Stackpole, *Rambling,* p. 40; G. A. Fowlkes, *Mirror of Nantucket,* p. 114)

85 East section built *ca.* 1725 for Jabez Bunker, west side added after 1795 for Prince Gardner, 2½-story shingle, 2 ridge chimneys, 5-bayed façade, pilastered Greek Revival doorway with sidelights, 6/6-paned windows. (E. A. Stackpole, *Rambling*, p. 41; N. H. A. leaflet, *Main Street;* E. U. Crosby, *Ninety Five Per Cent*, p 71)

86 Built or remodeled in 1830s for Ann Coffin Crosby, early Revival-Eclectic style. 2½-story clapboard on high brick basement, end chimneys, cupola on roof, 3-bayed façade with ribbed shafts at corners, crowned by pediment pierced by pointed "Gothic" window, Greek Revival doorway, wood stoop. Sidewalk paved with bluestone. (N. H. A. leaflet, *Main Street)*

87 Built 1830s for Charles Clark, typical Nantucket house. 2½-story clapboard front, shingle sides, ridge chimney, 4-bayed façade, pilastered doorway, 6/6-paned windows. (E. A. Stackpole, *Rambling*, p. 41; E. U. Crosby, *Ninety Five Per Cent*, photo p. 71)

88 Built early 1830s for Job Coleman, Federal style. 2½-story clapboard, high brick basement, 4 end chimneys, 5-bayed asymmetrical façade, doorway in middle opening with transom and sidelights, wood stoop with double stairs, 6/6-paned windows. (N. H. A. leaflet, *Main Street)*

89 Original (east) section built 1740s, lean-to house. Purchased from heirs of Sylvanus Macy 1834 by Jared Coffin. Enlarged to 2 full stories 1875. Remodeled 1926, including new doorway. (M. M. Coffin, *H. A. B. S.* #921; E. A. Stackpole, *Rambling*, pp. 41, 43; G. A. Fowlkes, *Mirror of Nantucket*, pp. 114–115)

90 Built *ca.* 1828 for Matthew Crosby, Federal style. 2½-story clapboard, 2 ridge chimneys, 5-bayed façade, center doorway with leaded sidelights, blind fan with carved eagle, wood stoop with winder steps both sides, 6/6-paned windows. Parapet over front cornice with balustrade insets, aligned to windows. Later addition west end. (G. A. Fowlkes, *Mirror of Nantucket,* pp. 66–67; E. A. Stackpole, *Rambling,* p. 43; E. U. Crosby, *Ninety Five Per Cent*, photo p. 71)

91 Rebuilt early 1820s for Henry Swift, modified typical Nantucket house. 2½-story shingle, ridge chimney, 4-bayed façade, later pilastered Greek Revival doorway with sidelights, 6/6-paned windows. (G. A. Fowlkes, *Mirror of Nantucket*, pp. 64–66; E. A. Stackpole, *Rambling*, p. 43; E. U. Crosby, *Ninety Five Per Cent,* photo p. 72; M. M. Coffin, *H. A. B. S.* #167)

92 Built *ca.* 1838 for William C. Swain, Greek Revival style. 2½-story clapboard on high brick basement, end chimneys, 4-bayed façade, had 6/6-paned windows (now 6/9-paned 1st story). Doorway

LANCASTER



91 Main Street

Samuel Bunker, c. 1740;
remodeled and enlarged by
Henry Swift and Mary Coffin, 1823

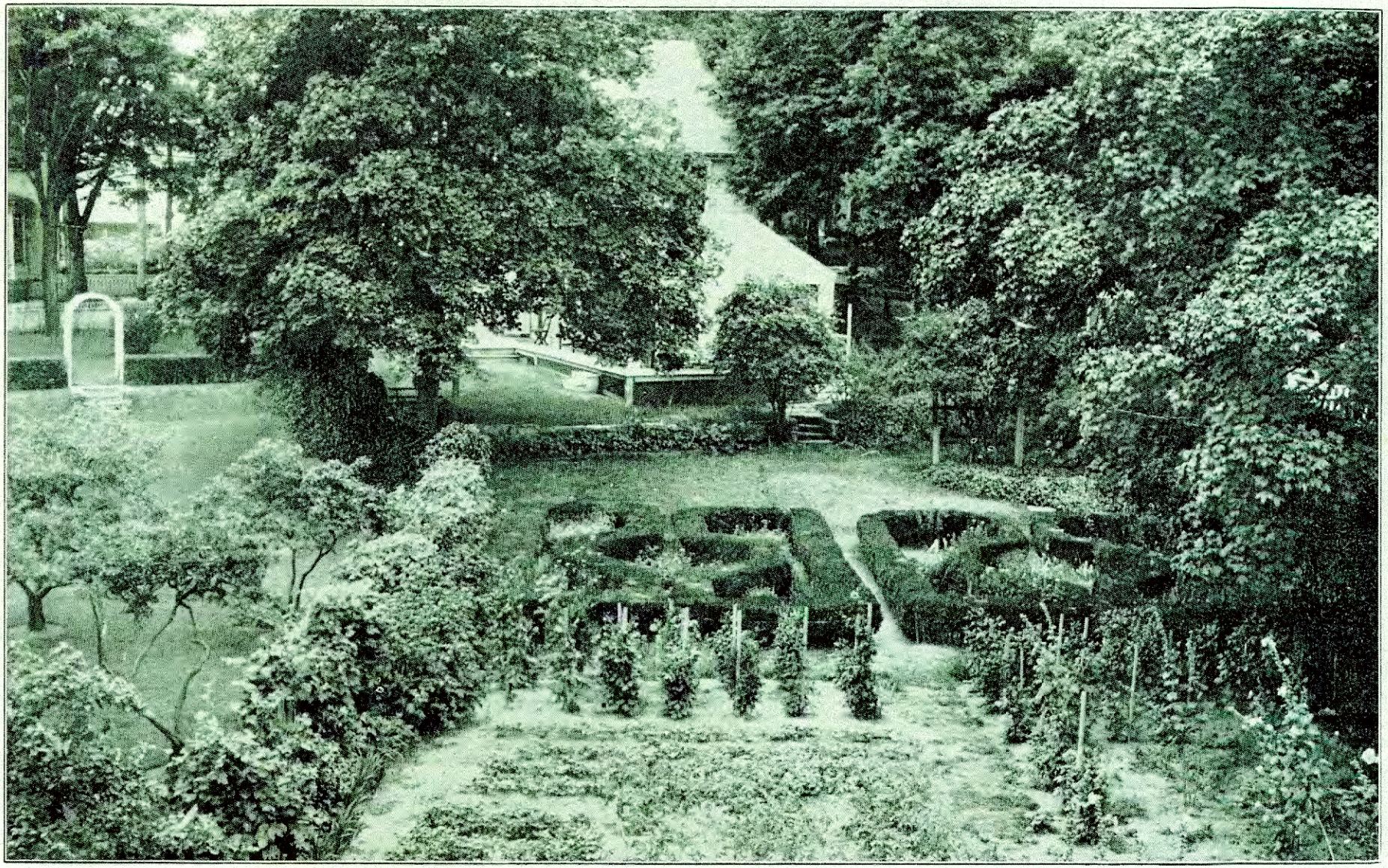
The distance between Main Street and Liberty Street increases as you walk west of Winter Street, and the back gardens of the houses on the north side of Main Street expand. A notable formal garden—recorded in drawings made by the Historic American Buildings Survey (HABS) in the summer of 1935 and 1936—was created at 91 Main soon after the house was remodeled by the young couple, Henry Swift and Mary Coffin Swift, in 1823. Unfortunately, Mary did not live long at 91 Main; she died in 1827 when she was twenty-eight years old. Some sources state that Mary's brother, Henry Coffin—who later built 75 Main Street— brought ivy and boxwood back from Madeira in 1833 for her garden.

Mary Swift may have designed the first formal garden on the island; the HABS assessment states that the garden was laid out in 1823. An undocumented source in the Nantucket Historical Association Research Library states that second owner, Harriet G. Pinkham Calder, who purchased the property in 1859, was the lover of flowers who created the garden, but that statement is uncorroborated.

The eighteenth-century house that the Swifts purchased had been built by Samuel Bunker (1711–86), one of the sons of Jabez Bunker, who lived at 85 Main Street and owned land that extended to 95 Main. Samuel's son Barnabas inherited the property and mortgaged it for $2,000 in 1810, but was unable to satisfy his financial obligation. Henry Swift purchased the house and thirty-six rods of land for $2,000 thirteen years later. One of the earliest of the remodeled houses on Main Street, it has an atypical door placement: most four-bayed Nantucket houses have a door in the second bay from one end or the other, but the door of the Swift house is on the far west side. A graceful ship-rail fence extends from the Greek Revival doorway that was probably added in the 1830s. Henry Swift and his second wife (along with two children from each marriage) lived at 91 Main until 1859.



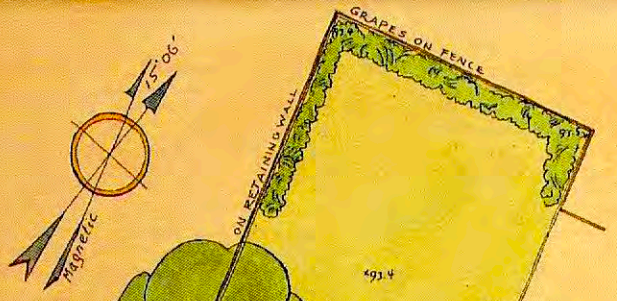
Nantucket, Massachusetts



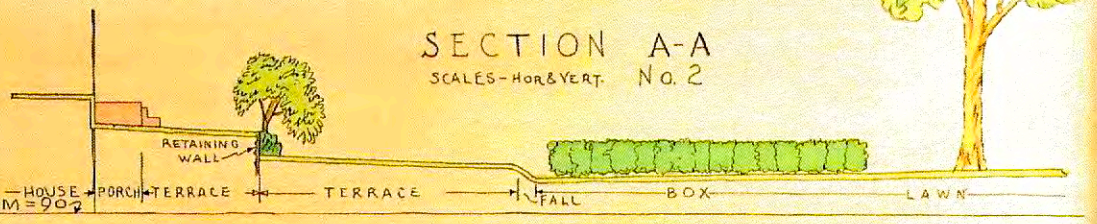
MAIN STREET HAS SOME ATTRACTIVE BACK-YARD GARDENS.

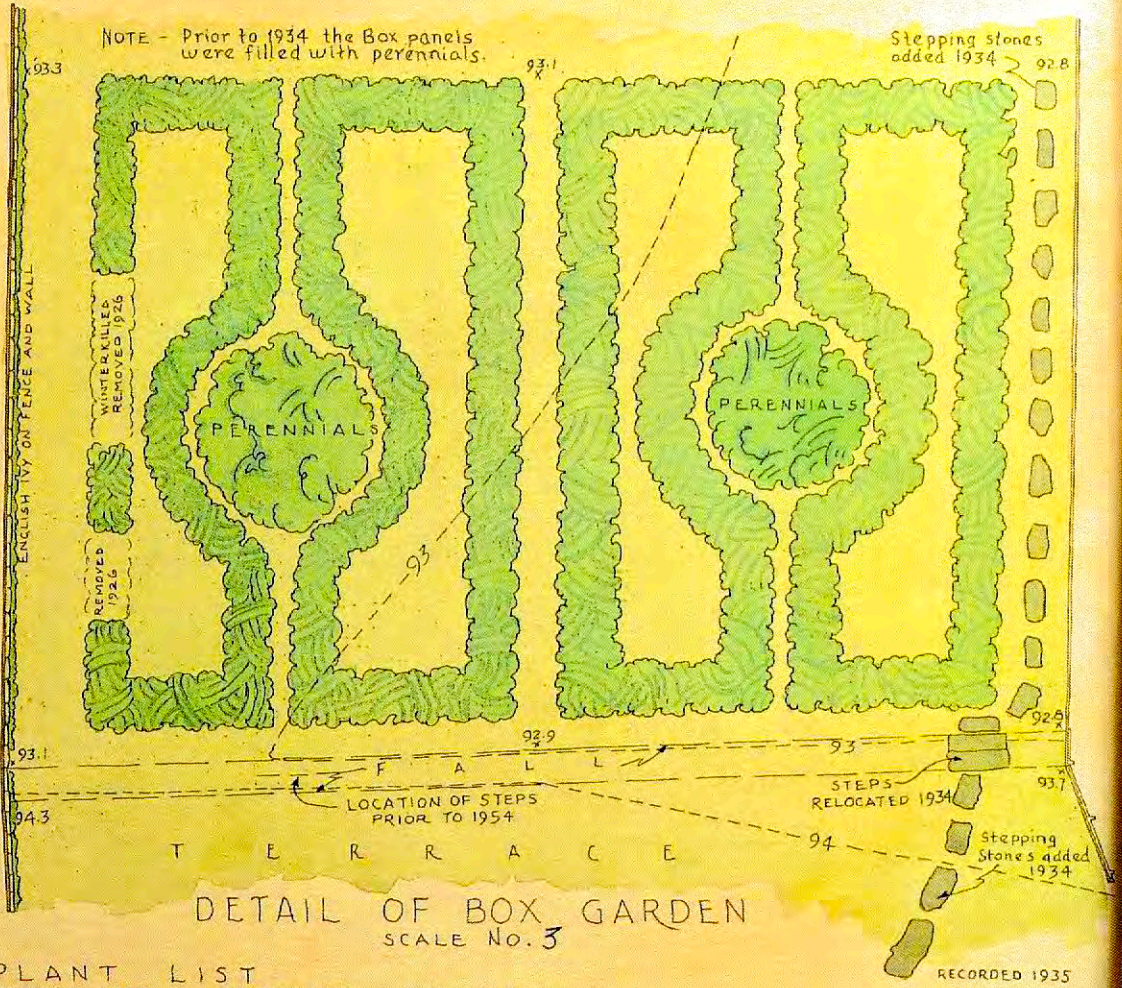
1931 MAY 1931

REFERENCE FOR PLANT MATERIAL:- "STANDARDIZED PLANT NAMES-1923"



GENERAL PLAN
SCALE No. 1





DETAIL OF BOX GARDEN
SCALE No. 3

-LEGEND-
- Old Structure
- Modern Structure
- Shrubs
- Perennials
- Evergreen Foliage
- Grass Areas

NOTES

Contour interval one foot. Datum assumed.

Prior to 1934 the open board fence west of the garden was a closed board fence, and the lawn area north of the Box was used as a vegetable garden

The stone steps in the retaining wall. (formerly located on Section Line AA) were removed in 1934 Measured and drawn 1935.

The sidewalk is brick. The street is paved with cobblestones.

PLANT LIST

COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME
Sycamore Maple	Acer pseudoplatanus	Common Lilac	Syringa vulgaris
American Linden	Tilia americana	Common Snowberry	Symphoricarpos racemosus
American Elm	Ulmus americana	Weeping Forsythia	Forsythia suspensa
American Arborvitae	Thuja occidentalis	Bridalwreath	Spiraea prunifolia
Shrub-Althea	Hibiscus syriacus	Pink Weigela	Weigela rosea
Sweet Mockorange	Philadelphus coronarius	Roses	Rose, in variety
Grapes	Vitis, in variety		

SCALES
METRIC
16 10 5 0 10 20 30 40 50 FT. No. 1
0 5 10 15 20 25 30 FT. No. 2
0 5 10 15 FT. No. 3

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 65-1715 R. NEWTON MAYALL, DEL.

GARDEN LAID OUT 1823

D. Edward Ruffner ©

U.S. DEPARTMENT OF THE INTERIOR
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS
BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
HENRY SWIFT PLACE · NANTUCKET, NANTUCKET CO., MASS

SURVEY NO. MASS 167

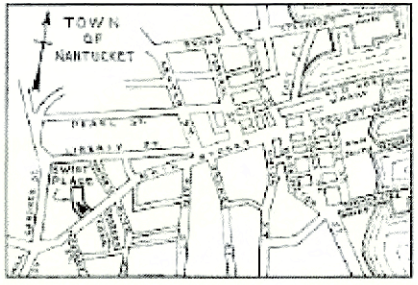
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 2 SHEETS

INDEX NO.

HENRY SWIFT PLACE

MAIN STREET

NANTUCKET MASSACHUSETTS



SKETCH MAP SHOWING LOCATION OF HENRY SWIFT PLACE 91 MAIN STREET

LAID OUT 1823

HISTORIC AMERICAN BUILDINGS SURVEY
U.S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
BRANCH OF PLANS AND DESIGN

MEASURED AUGUST 9, 1935 - AUGUST 10, 1935
DRAWN AUGUST 14, 1935 - JUNE 12, 1936
MASSACHUSETTS DRAWING R.N.M.

DISTRICT NO. 2 MASSACHUSETTS
FRANK CHESTER BROWN
DISTRICT OFFICER - LEBRIKHERST
BOSTON ... MASSACHUSETTS
FIELD MEASUREMENTS BY
R. NEWTON MAYALL
CAMBRIDGE - MASSACHUSETTS

SERIES NO. MASS 167 2 SHEETS

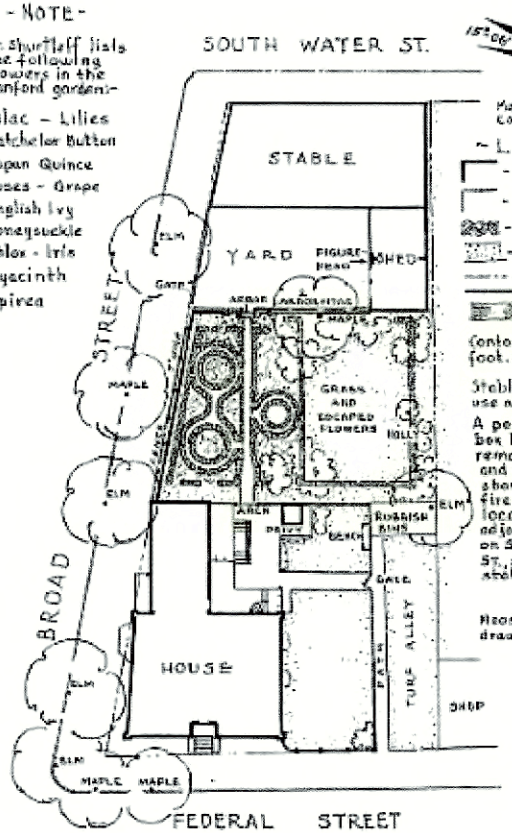
1935

REFERENCE FOR PLANT MATERIAL – "STANDARDIZED PLANT NAMES, 1923."

- NOTE -

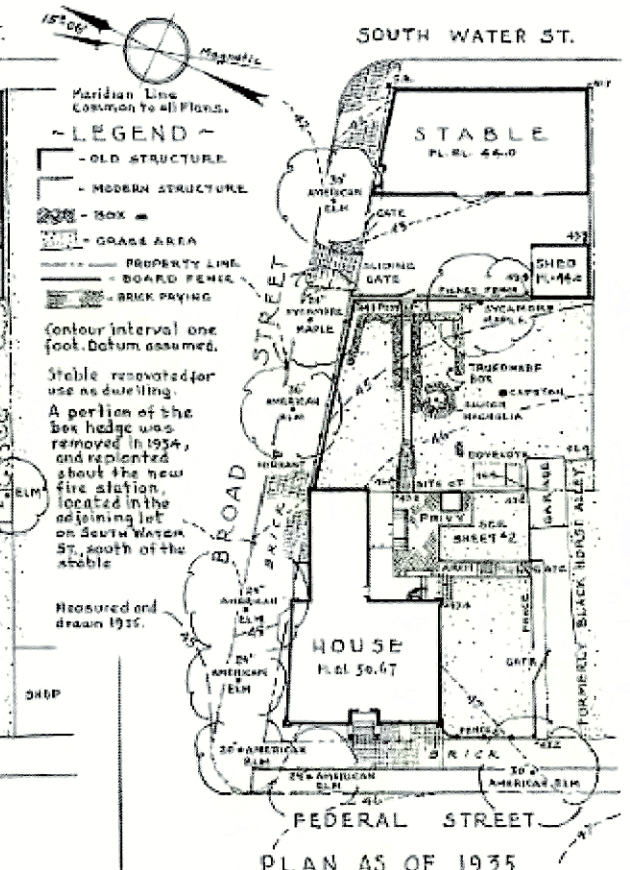
Mr. Shurtleff lists the following flowers in the Sanford gardens:-

Lilac – Lilies
Batchelor Button
Japan Quince
Roses – Grape
English Ivy
Honeysuckle
Phlox – Iris
Hyacinth
Spirea



PLAN AS OF 1900

The above plan shows the appearance of the Sanford garden in 1900, when it was measured by Arthur Shurtleff of Boston. His plan was published in the HOUSE AND GARDEN magazine for JULY 1902, together with many photographs, which show the garden when it was at its height.

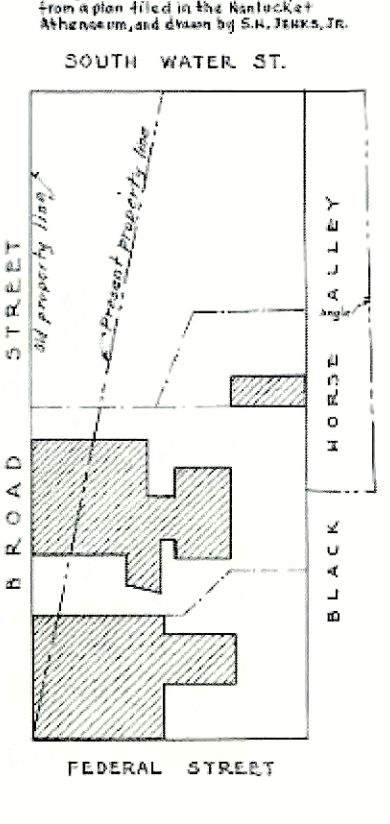


PLAN AS OF 1935

This survey based on plan made by William F. Codd, Nov. 16, 1894 and June 8, 1908, which is filed in the Land Court in Book of Plans No. 4, P. 15.

PLANT LIST

Truedwarf Box – Buxus sempervirens suffruticosa
American Elm – Ulmus americana
Saucer Magnolia – Magnolia soulangeana
Sycamore Maple – Acer pseudoplatanus
Trumpetcreeper – Bignonia radicans



PLAN AS OF 1846

The above plan shows the Sanford lot as it appeared prior to the fire which destroyed a portion of the Town of Nantucket on the night of July 13, 1846. The two dwellings shown were razed. After the fire the street lines were altered and Sanford bought the property, erected the house, stable, shed and garden.

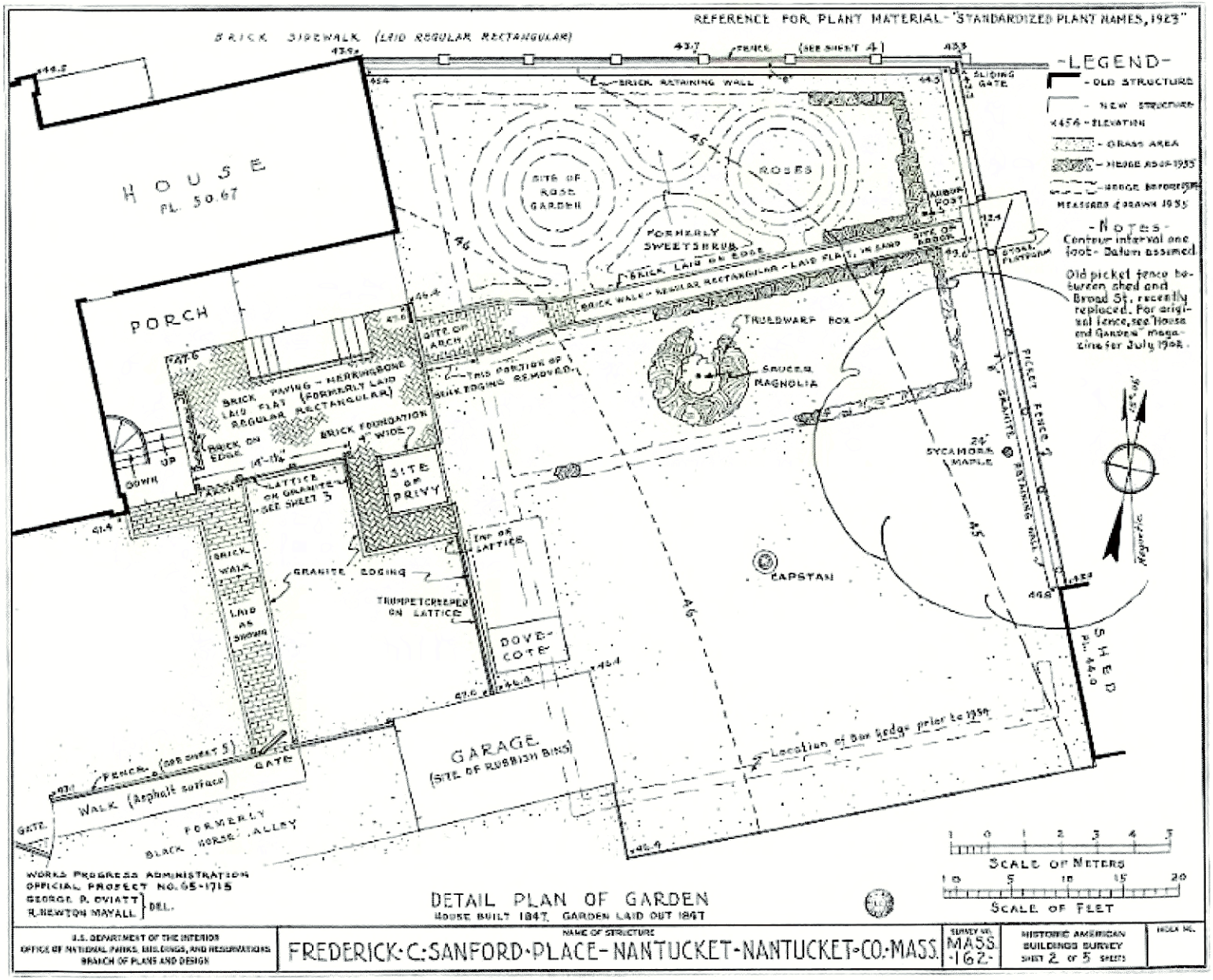
SCALE OF METERS
SCALE OF FEET

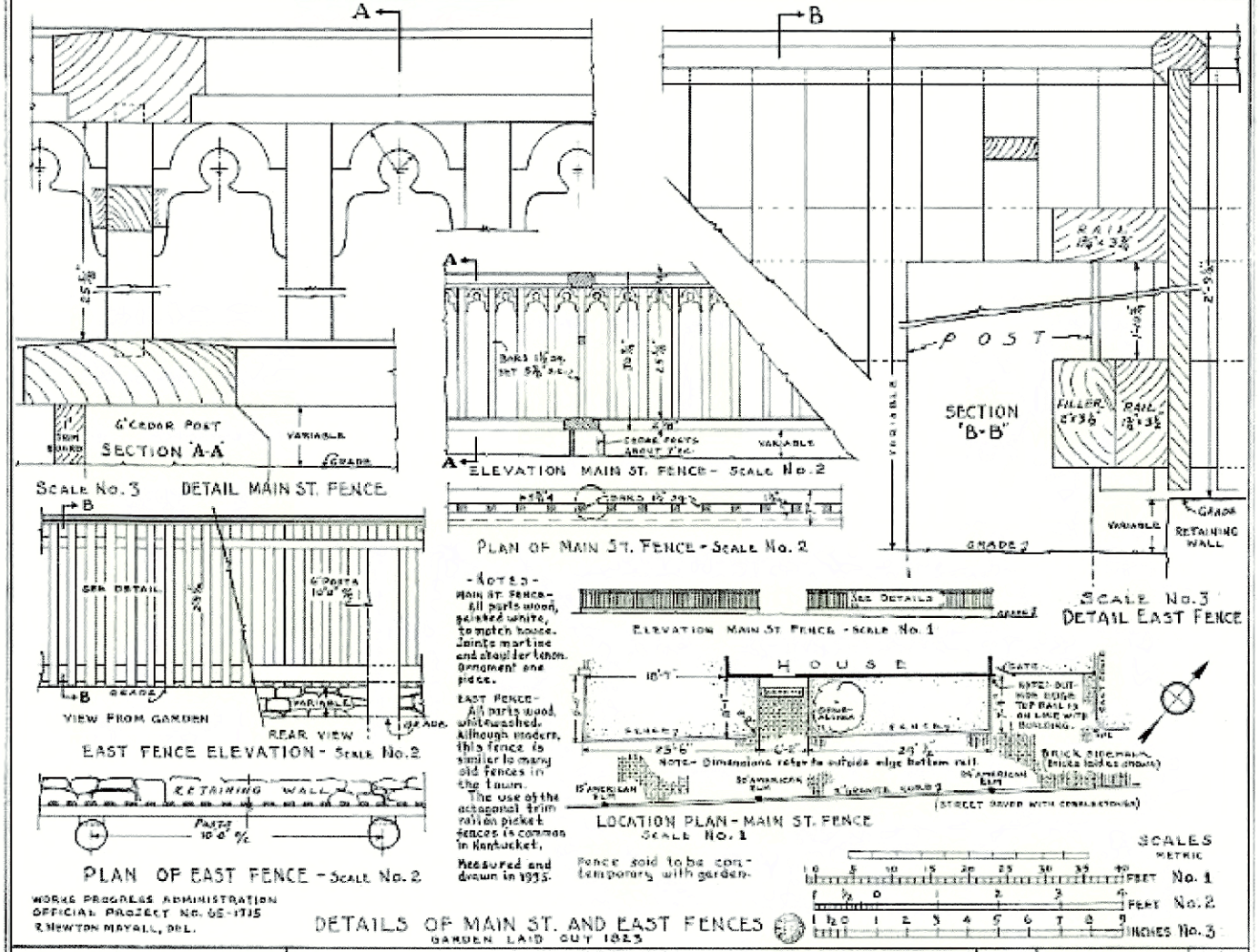
WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 65-1715
R. NEWTON MAYALL, DEL.

GENERAL PLAN

HOUSE BUILT 1847 GARDEN LAID OUT 1847

U.S. DEPARTMENT OF THE INTERIOR OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE FREDERICK C. SANFORD PLACE - NANTUCKET - NANTUCKET CO.; MASS.	SURVEY NO. MASS -162-	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 1 OF 5 SHEETS	INDEX NO.


REFERENCE FOR PLANT MATERIAL - "STANDARDIZED PLANT NAMES, 1923"
BRICK SIDEWALK (LAID REGULAR RECTANGULAR)
FENCE (SEE SHEET 4)
HOUSE
FL. 50.67
PORCH
BRICK RETAINING WALL
SLIDING GATE
SITE OF ROSE GARDEN
ROSES
FORMERLY SWEETSHRUB
ARBOR POST
SITE OF ARBOR
BRICK LAID ON EDGE
BRICK WALK - REGULAR RECTANGULAR - LAID FLAT, IN SAND
STONE FLAGGING
TRUEDWARF FOX
SAUCER MAGNOLIA
THIS PORTION OF BRICK EDGING REMOVED
BRICK PAVING - HERRINGBONE
BRICK LAID FLAT (FORMERLY LAID REGULAR RECTANGULAR)
BRICK ON EDGE
BRICK FOUNDATION 4" WIDE
UP
DOWN
LATTICE ON GRANITE (SEE SHEET 3)
SITE OF PRIVY
PICKET FENCE
GRANITE RETAINING WALL
24" SYCAMORE MAPLE
BRICK WALK LAID AS SHOWN
GRANITE EDGING
END OF LATTICE
TRUMPETCREEPER ON LATTICE
CAPSTAN
DOVE-COTE
SHED
GARAGE
(SITE OF RUBBISH BINS)
Location of box hedge prior to 1954
FENCE (SEE SHEET 5)
GATE
WALK (Asphalt surface)
FORMERLY BLACK HORSE ALLEY
-LEGEND-
- OLD STRUCTURE
- NEW STRUCTURE
x45.6 - ELEVATION
- GRASS AREA
- HEDGE AS OF 1935
- HEDGE BEFORE 1935
MEASURED & DRAWN 1935
-NOTES-
Contour interval one foot - Datum assumed
Old picket fence between shed and Broad St. recently replaced. For original fence, see "House and Garden" magazine for July 1908.
SCALE OF METERS
SCALE OF FEET
WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 65-1715
GEORGE P. OVIATT
R. NEWTON MAYALL
DEL.
DETAIL PLAN OF GARDEN
HOUSE BUILT 1847, GARDEN LAID OUT 1867
U.S. DEPARTMENT OF THE INTERIOR
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS
BRANCH OF PLANS AND DESIGN
NAME OF STRUCTURE
FREDERICK C. SANFORD PLACE - NANTUCKET - NANTUCKET CO. MASS.
SURVEY NO. MASS. -162-
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 2 OF 5 SHEETS
HABS NO.



- NOTES -

MAIN ST. FENCE - All parts wood, painted white, to match house. Joints mortise and tenon. Ornament one piece.

EAST FENCE - All parts wood, whitewashed. Although modern, this fence is similar to many old fences in the town.

The use of the octagonal trim rail on picket fences is common in Nantucket.

Measured and drawn in 1935.

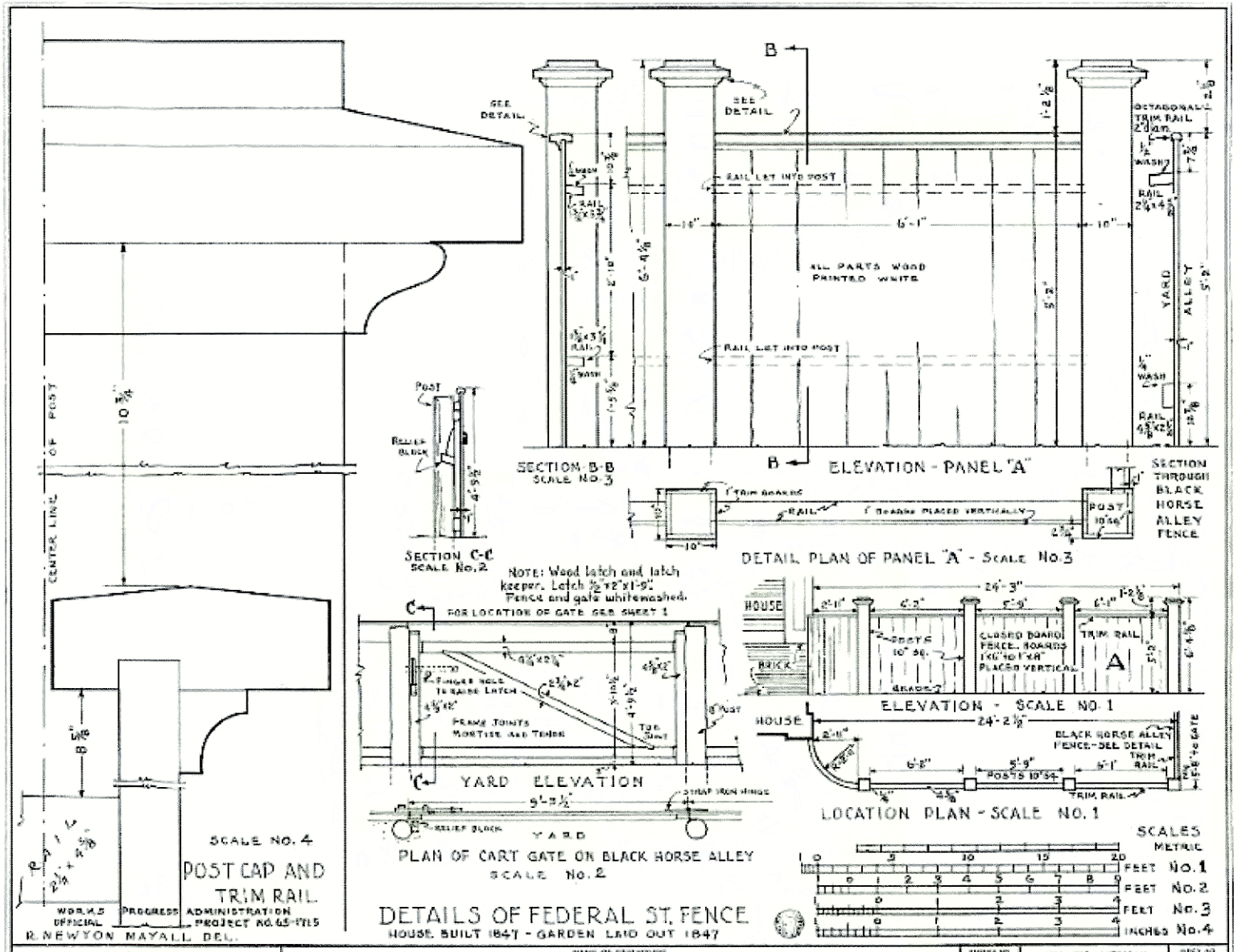
Fence said to be contemporary with garden.

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT No. 65-1-735
R. Newton Mayall, del.

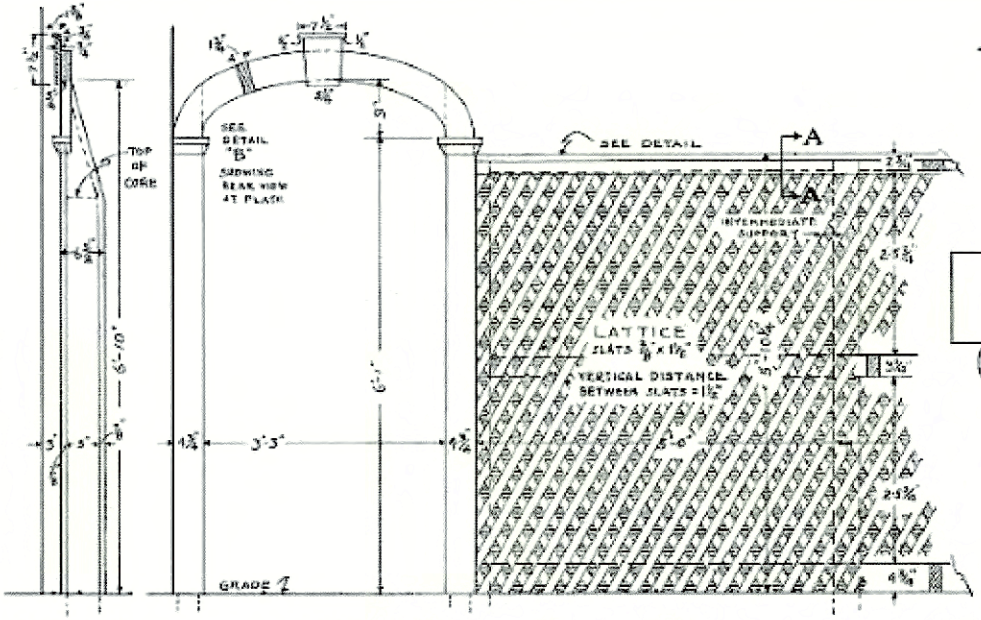
DETAILS OF MAIN ST. AND EAST FENCES

GARDEN LAID OUT 1823

U.S. DEPARTMENT OF THE INTERIOR OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE HENRY SWIFT PLACE - NANTUCKET, NANTUCKET CO. MASS.	SURVEY NO. MASS 167	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 2 OF 2 SHEETS	FILE NO.

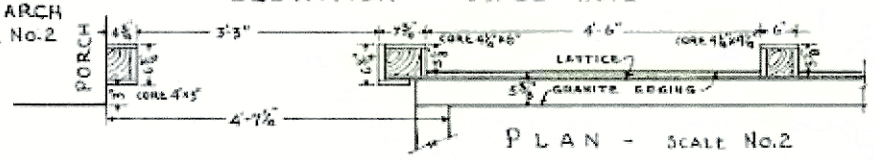


U.S. DEPARTMENT OF THE INTERIOR OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS BRANCH OF PLANS AND DESIGN	NAME OF STRUCTURE FREDERICK C. SANFORD PLACE - NANTUCKET - NANTUCKET CO., MASS	SURVEY NO. MASS. -162-	HISTORIC AMERICAN BUILDINGS SURVEY SHEET 5 OF 5 SHEETS	HABS NO.

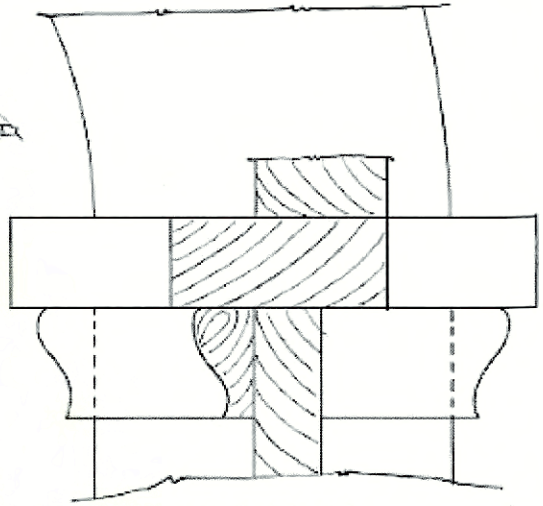


SECTION ℄ OF ARCH
SCALE NO. 2

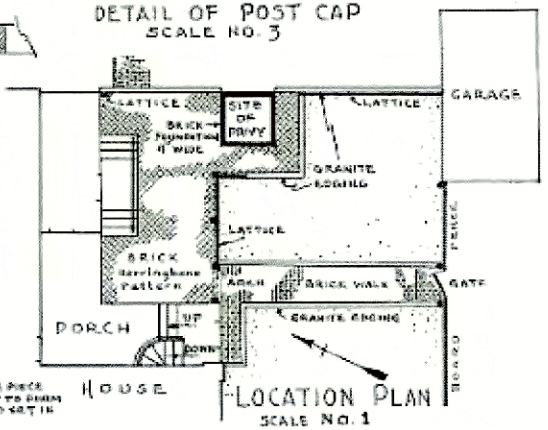
ELEVATION — SCALE NO. 2



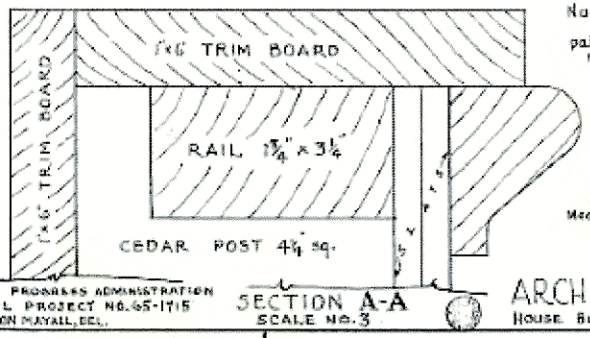
PLAN — SCALE NO. 2



DETAIL OF POST CAP
SCALE NO. 3

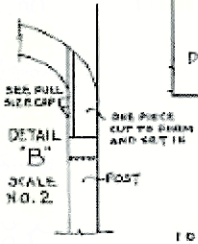


LOCATION PLAN
SCALE NO. 1



SECTION A-A
SCALE NO. 3

Notes:- All parts wood, painted white, to match house.
Bottom rail and lattice rest on the granite edging. Only a portion of this lattice remains. See location plan.
Measured and drawn 1935.



SCALES METRIC

10 5 10 15 20 25 30 35 40 FT. No. 1

1 ½ 0 1 2 3 4 FT. No. 2

1 ½ 0 1 2 3 4 IN. No. 3

WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 65-1-1715
RENWICK MAYALL, DEL.

ARCH & LATTICE DETAILS

HOUSE BUILT 1847 GARDEN LAID OUT 1847

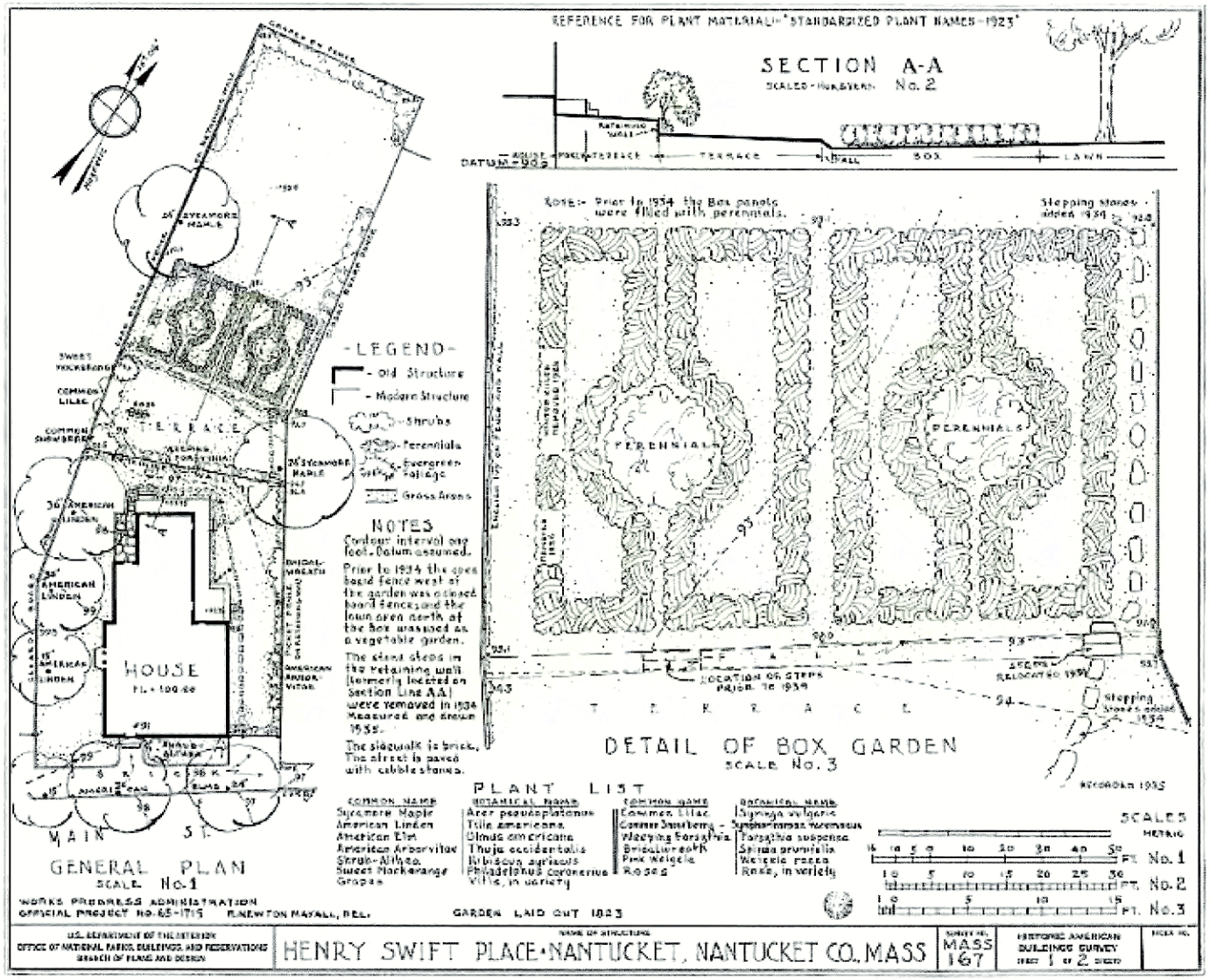
U.S. DEPARTMENT OF THE INTERIOR
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS
BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
FREDERICK C. SANFORD PLACE - NANTUCKET - NANTUCKET CO., MASS.

SURVEY NO. MASS. -162-

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 5 SHEETS

DRAWN NO.


REFERENCE FOR PLANT MATERIAL:- "STANDARDIZED PLANT NAMES-1923"
SECTION A-A
SCALED - HUNTSVERN No. 2
DATUM - 90.0
TERRACE
BOX
LAWN
ROSE:- Prior to 1934 the Box panels were filled with perennials.
Stepping stones added 1934
PERENNIALS
PERENNIALS
LOCATION OF STEPS PRIOR TO 1934
STEPS RELOCATED 1934
Stepping stones added 1934
T E R R A C E
DETAIL OF BOX GARDEN
SCALE No. 3
RECORDED 1935
-LEGEND-
- Old Structure
- Modern Structure
- Shrubs
- Perennials
- Evergreen Foliage
Grass Areas
NOTES
Contour interval one foot. Datum assumed.
Prior to 1934 the open board fence west of the garden was a closed board fence; and the lawn area north of the box was used as a vegetable garden.
The stone steps in the retaining wall (formerly located on Section Line AA) were removed in 1934 Measured and drawn 1935.
The sidewalk is brick. The street is paved with cobble stones.
PLANT LIST
COMMON NAME
Sycamore Maple
American Linden
American Elm
American Arborvitae
Shrub-Althea
Sweet Mockerange
Grapes
BOTANICAL NAME
Acer pseudoplatanus
Tilia americana
Ulmus americana
Thuja occidentalis
Ribiscus syriacus
Philadelphus coronarius
Vitis, in variety
COMMON NAME
Common Lilac
Common Snowberry
Weeping Forsythia
Bridalwreath
Pink Weigela
Roses
BOTANICAL NAME
Syringa vulgaris
Symphoricarpus racemosus
Forsythia suspensa
Spiraea prunifolia
Weigela rosea
Rose, in variety
SCALES
METRIC
FT. No. 1
FT. No. 2
FT. No. 3
HOUSE
FL. = 100.00
TERRACE
MAIN ST.
GENERAL PLAN
SCALE No. 1
WORKS PROGRESS ADMINISTRATION
OFFICIAL PROJECT NO. 65-1715 R. NEWTON MAYALL, DEL.
GARDEN LAID OUT 1823
U.S. DEPARTMENT OF THE INTERIOR
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS
BRANCH OF PLANS AND DESIGN
NAME OF STRUCTURE
HENRY SWIFT PLACE • NANTUCKET, NANTUCKET CO., MASS
SURVEY NO. MASS 167
HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 1 OF 2 SHEETS
FIGURE NO.



1890


1892

1890's Josiah Freeman Studio






1938


1956



1960's


1970's


1970


1982


1990's

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

OTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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he certificate is valid for three years from date of issuance. No structure may differ om the approved application. Violation may impede issuance of Certificate of ccupancy.

PROPERTY DESCRIPTION

AX MAP N°: 42 31 PARCEL N°. 23

reet & Number of Proposed Work: 10 NORTH WHARF

wner of record: SEA SCENE LLC

ailing Address: 6500 ROCK SPRING RD

BETHESDA, MD 20817

ontact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

ame: JAMES LYON

ailing Address: 20 EVERGREEN WAY

NANTUCKET, MA 02554

ontact Phone #: 221 1333 E-mail: JLYONJR1@aol.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

Pool (Zoning District ____) ☑ Roof ☐ Other 3 TABS TO MATCH SHINGLES

ze of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

ference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

ight of ridge above final finish grade: North _____ South _____ East _____ West _____

dditional Remarks

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

storic Name:

iginal Date:

iginal Builder:

there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

oundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

asonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

oof Pitch: Main Mass ____/12____ Secondary Mass ____/12____ Dormer ____/12____ Other _____

oofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

kylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

utters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

eaders (material and size): _____

idewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

]_____

☐ Other _____

rim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

oors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

ardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

dewall _____ Clapboard (if applicable) _____ Roof CERT. MAINE BOARD

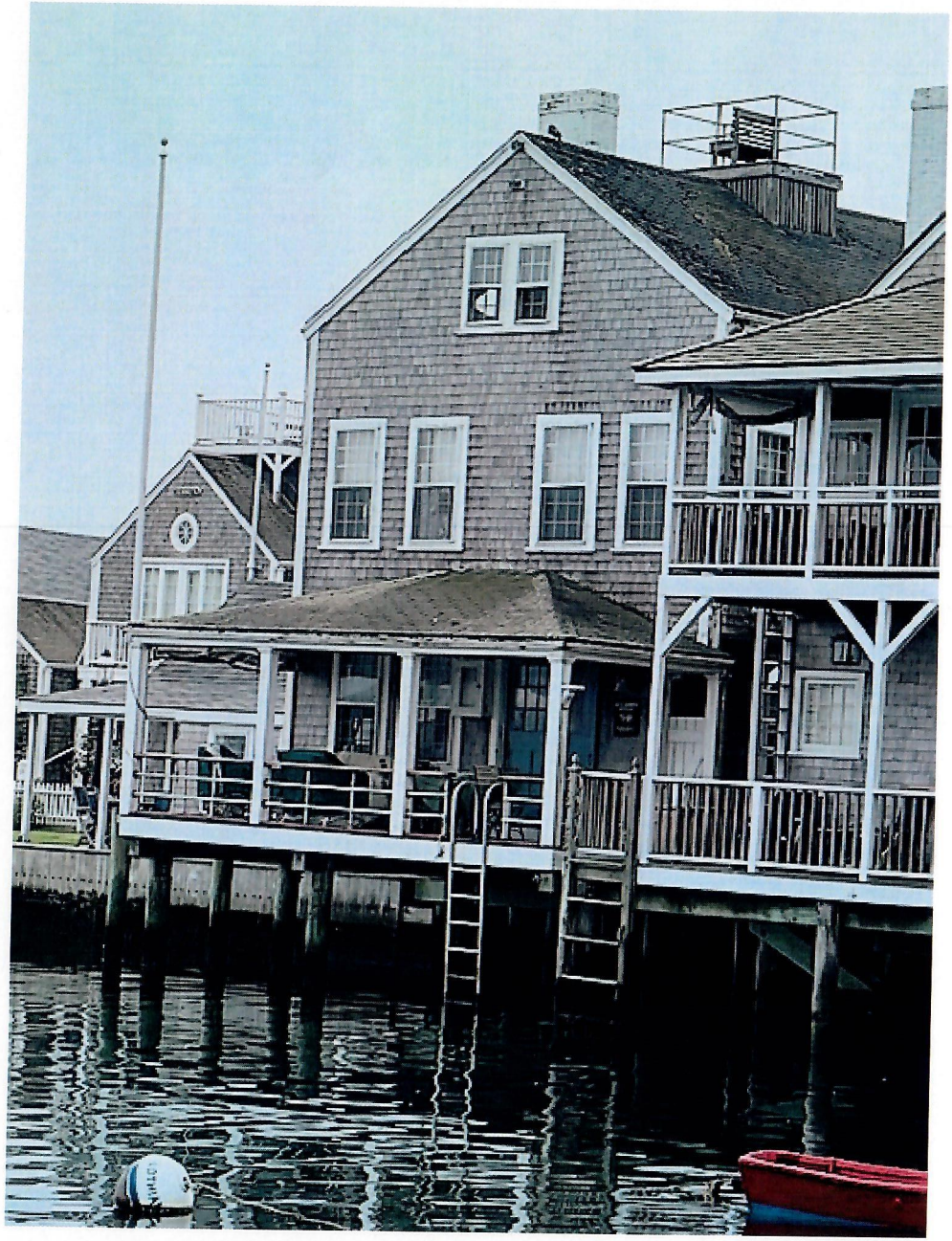
rim _____ Sash _____ Doors _____

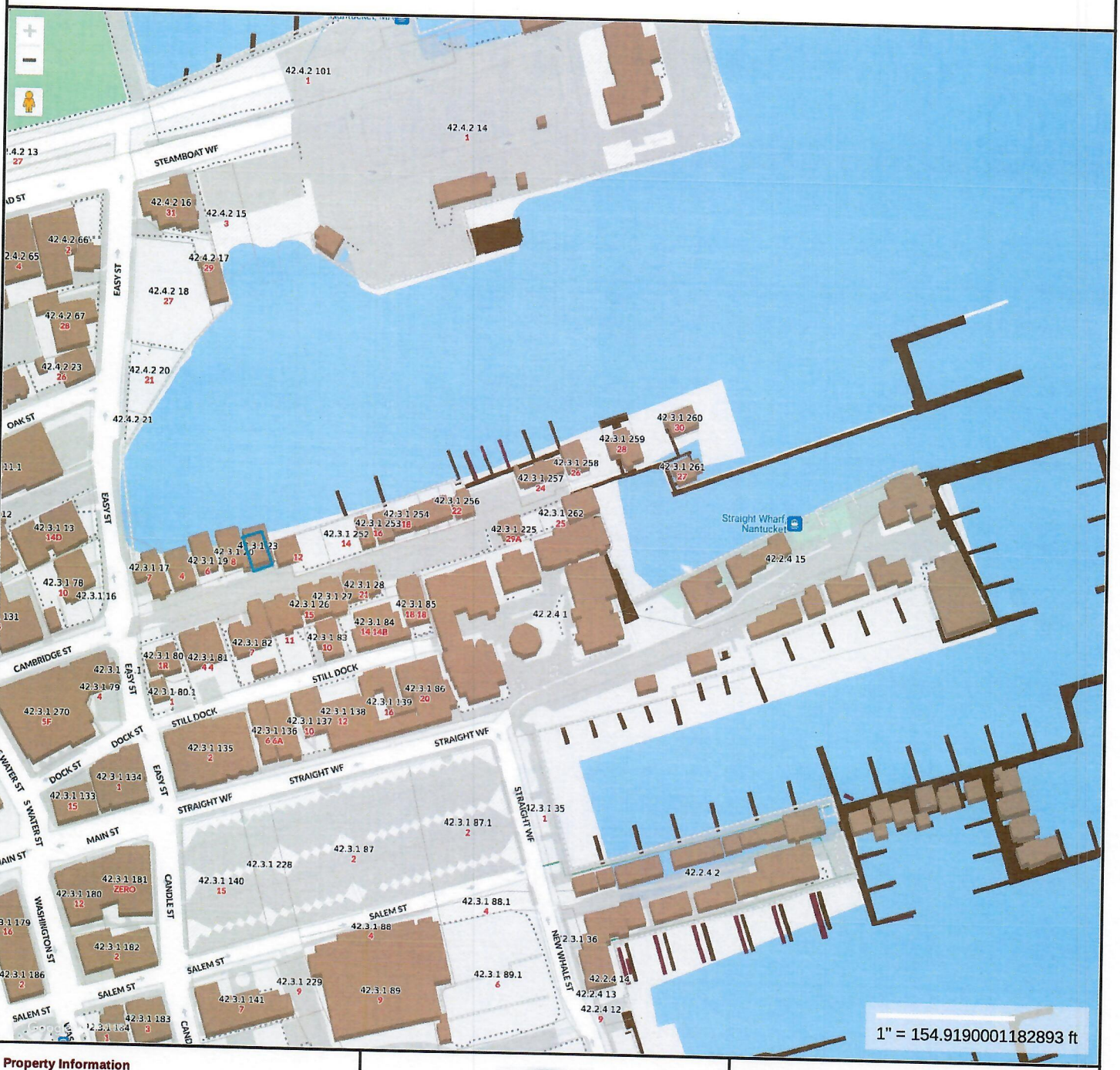
eck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

ate 8/29/11





Property Information

Property ID	9473
Location	10 OLD NORTH WF
Owner	SEASCENE LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 82

Street & Number of Proposed Work: 3 MANATOOK WAY

Owner of record: DEB + ROBERT BECHTOLD

Mailing Address: PO BOX 3682

NANTUCKET, MA 02584

Contact Phone #: 508-280-3272 E-mail: manatook@comcast.net

AGENT INFORMATION (if applicable)

Name: VAL OLIVA DESIGN INC.

Mailing Address: PO BOX 3057

NANTUCKET, MA 02584

Contact Phone #: 508-325-9319 E-mail: ackvaliz@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 100.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building OR ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 24' Sq. Footage 1st floor: ~787SF

Width: 36' Sq. footage 2nd floor: —

Sq. footage 3rd floor: —

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: MONGOON SITE c 2000 FROM #1 MANATOOK WAY

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof WEATHERED WOOD - 3 TAB

Trim NTW Sash SUNSTONE Doors SUNSTONE

Deck NTW Foundation COLONY Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

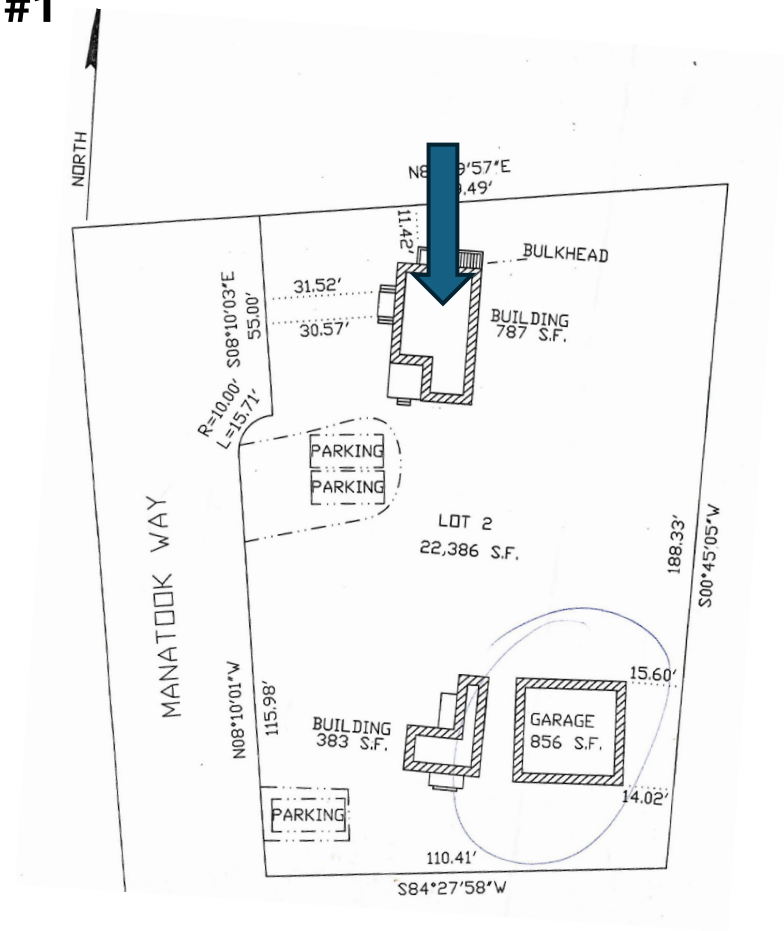
Date 10/30/24 Signature of owner of record X Signed under penalties of perjury

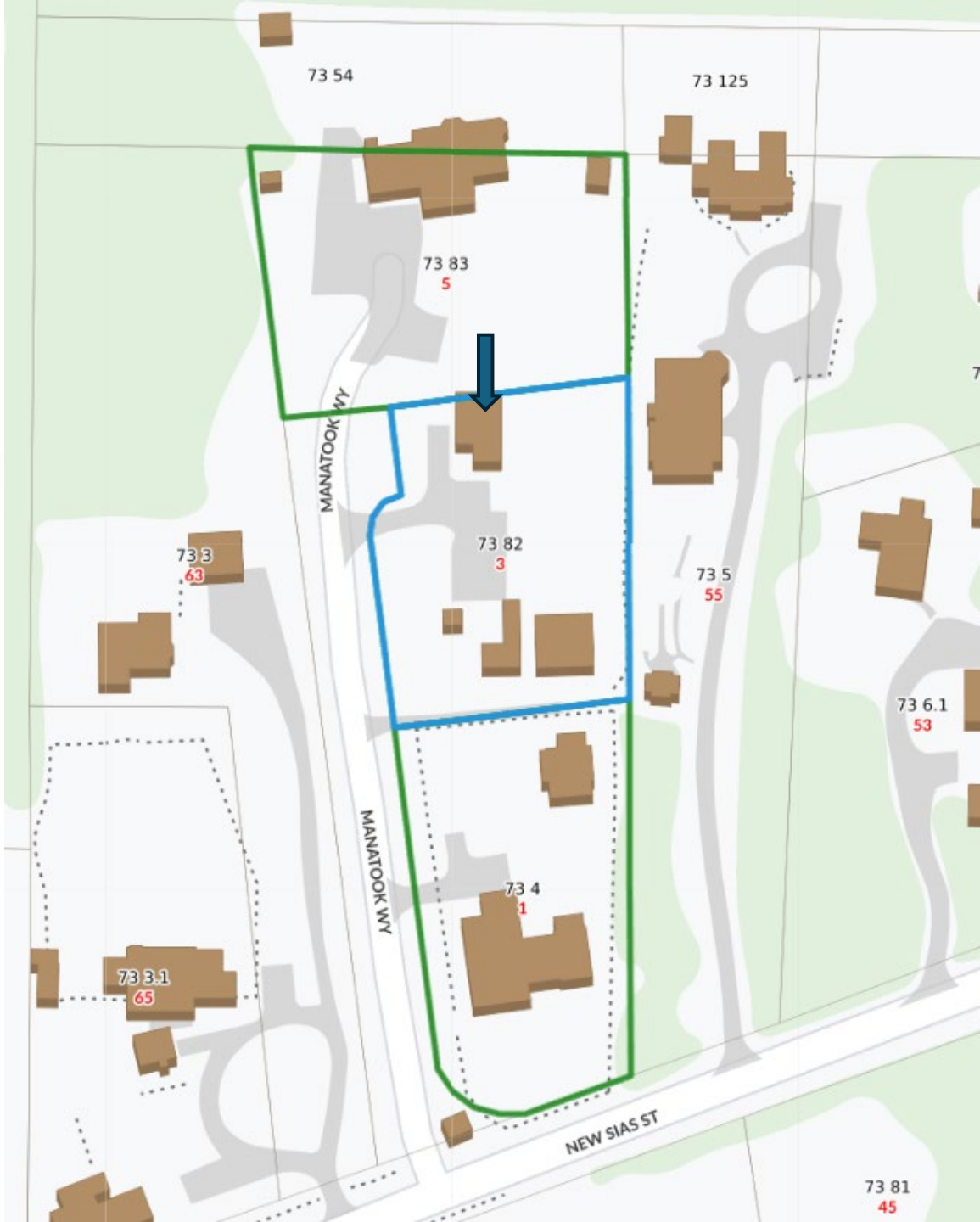
Bechtold

3 Manatook Way

Demo or move off

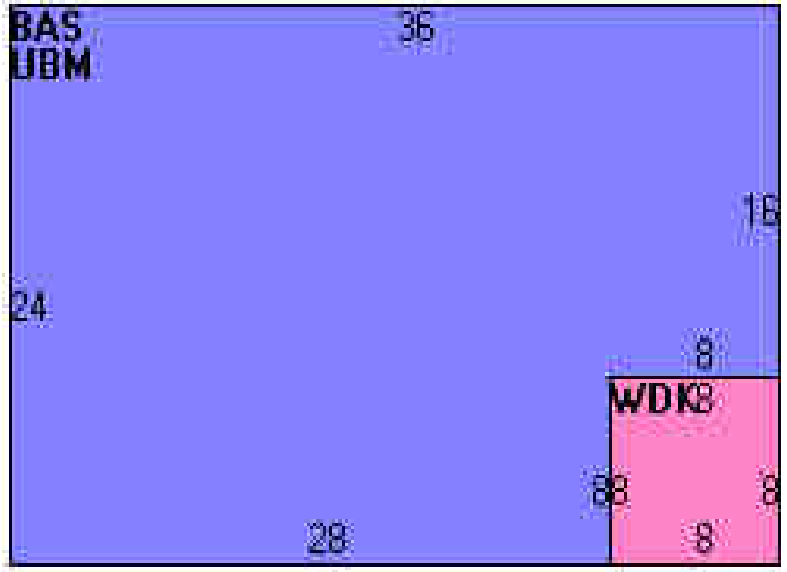
Building #1







Moved on to the site circa 2006 from
1 Manatook Way



CERTIFICATE NO: _____ DATE ISSUED: _____

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PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 82

Street & Number of Proposed Work: 3 Manatook Way

Owner of record: Deb + Robert Bechtold

Mailing Address: P.O. Box 3682
Nantucket, MA 02584

Contact Phone #: 508-325-4319 E-mail: manatook@comcast.net

AGENT INFORMATION (if applicable)

Name: Val Oliver Design Inc

Mailing Address: P.O. Box 3057
Nantucket MA 02584

Contact Phone #: 508-325-4319 E-mail: ackval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 100-

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: c 29' Sq. Footage 1st floor: 856sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: c 30' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: BUILT C 1979 BY BILL BROUGHTON

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

BUILDING #2 GARAGES

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) – Roof DRIFTWOOD ASPHALT

Trim NTW Sash WHITE Doors GREY

Deck NA Foundation GREY Fence _____ Shutters –

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

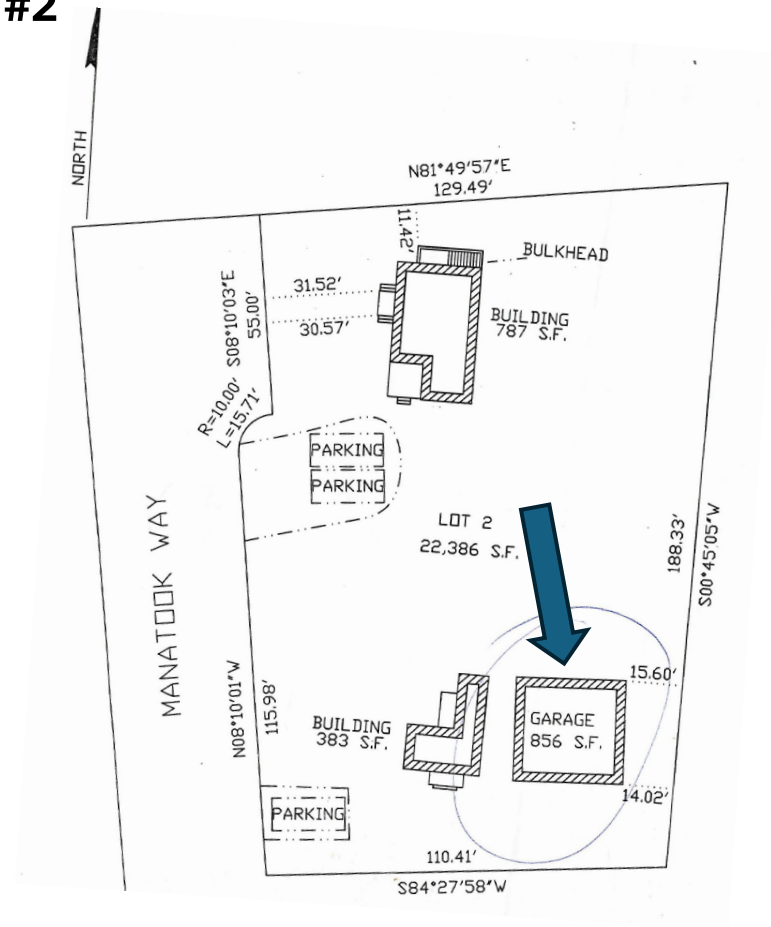
Date 9/30/24 Signature of owner of record _____ Signed under penalties of perjury

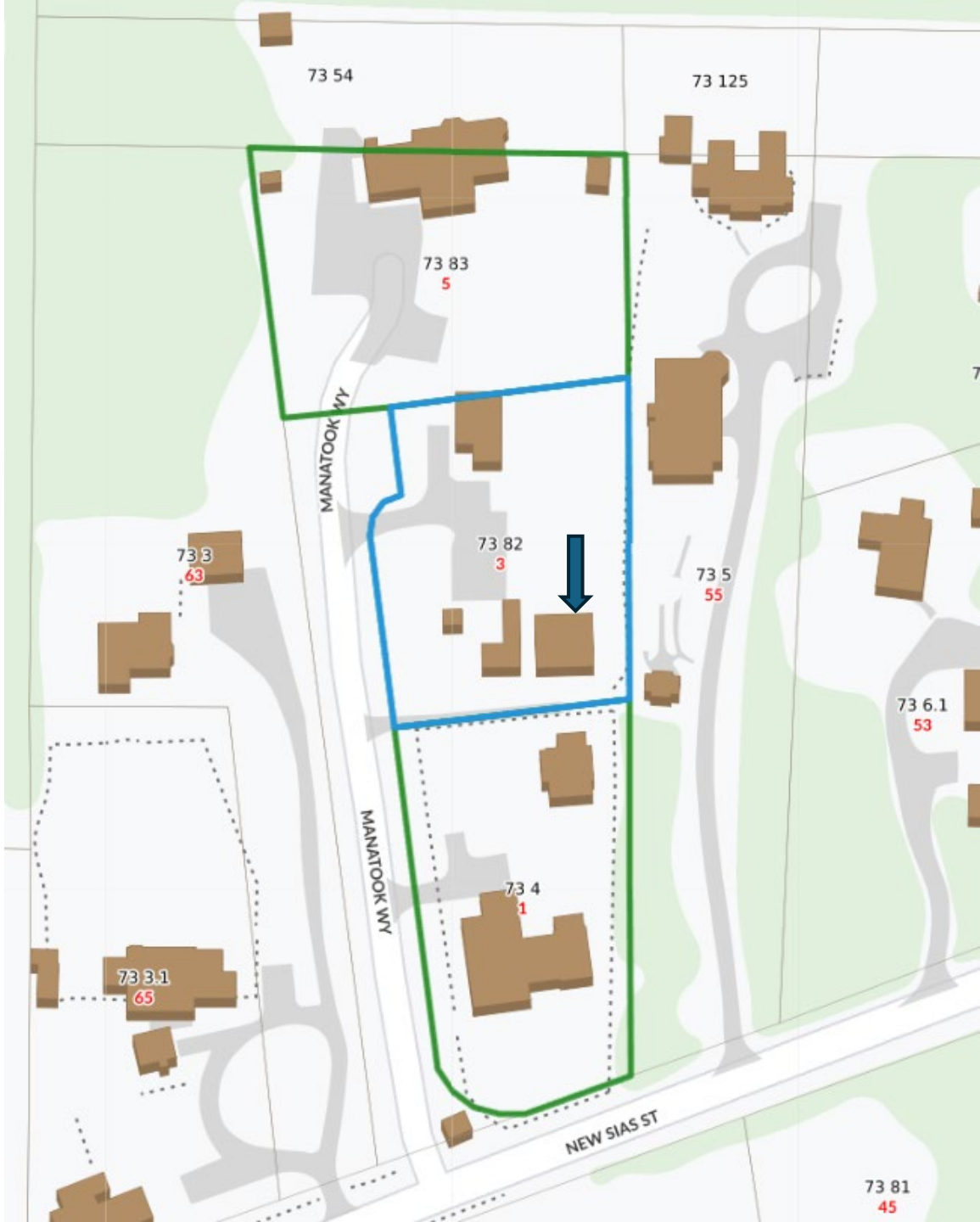
Bechtold

3 Manatook Way

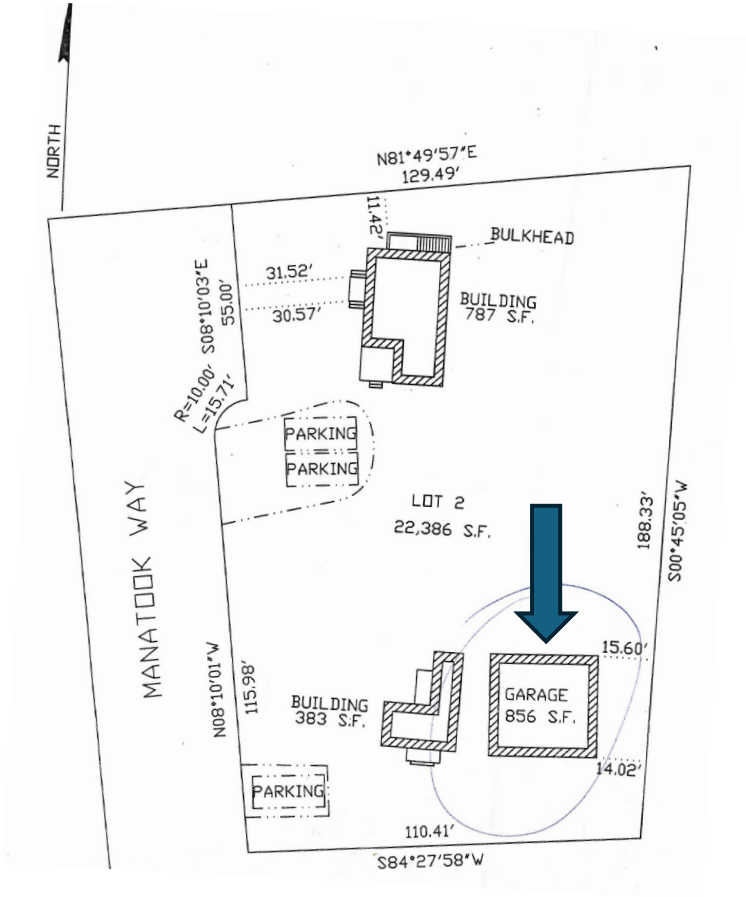
Demo or move off garage

Building #2





Demo or move off
Garage (Bldg. #2)





CERTIFICATE NO: _____ DATE ISSUED: _____

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for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 73 PARCEL N°. 82

Street & Number of Proposed Work: 3 Manatook Way

Owner of record: Deb + Robert Bechtold

Mailing Address: P.O. Box 3682
Nantucket, MA 02584

Contact Phone #: 508-280-3272 E-mail: manatook@comcast.net

AGENT INFORMATION (if applicable)

Name: Val Oliver Design, Inc.

Mailing Address: P.O. Box 3057
Nantucket, MA 02584

Contact Phone #: 508-325-4319 E-mail: ackval62@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 100.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22' Sq. Footage 1st floor: 380 SF
Width: 20' Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: HYLINE TICKET OFFICE

Original Date: MOVED ONSITE @ 1976-77

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

BUILDING #3

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Asphalt Grey
Trim NTW Sash WHITE Doors
Deck NTW Foundation Grey Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

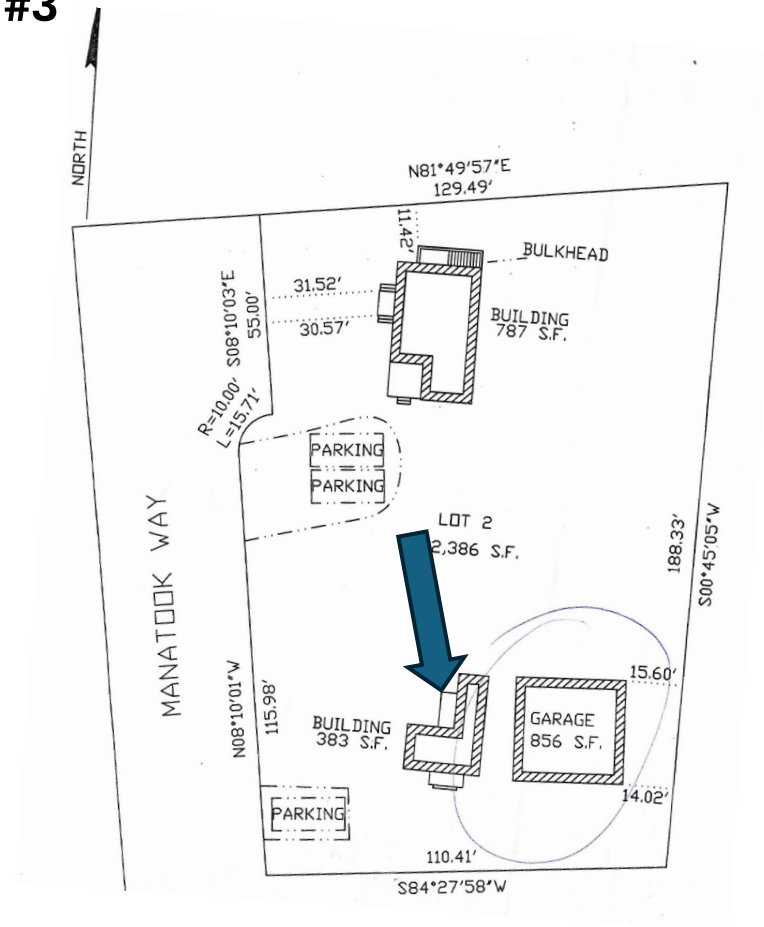
Date 8/30/24 Signature of owner of record _____ Signed under penalties of perjury

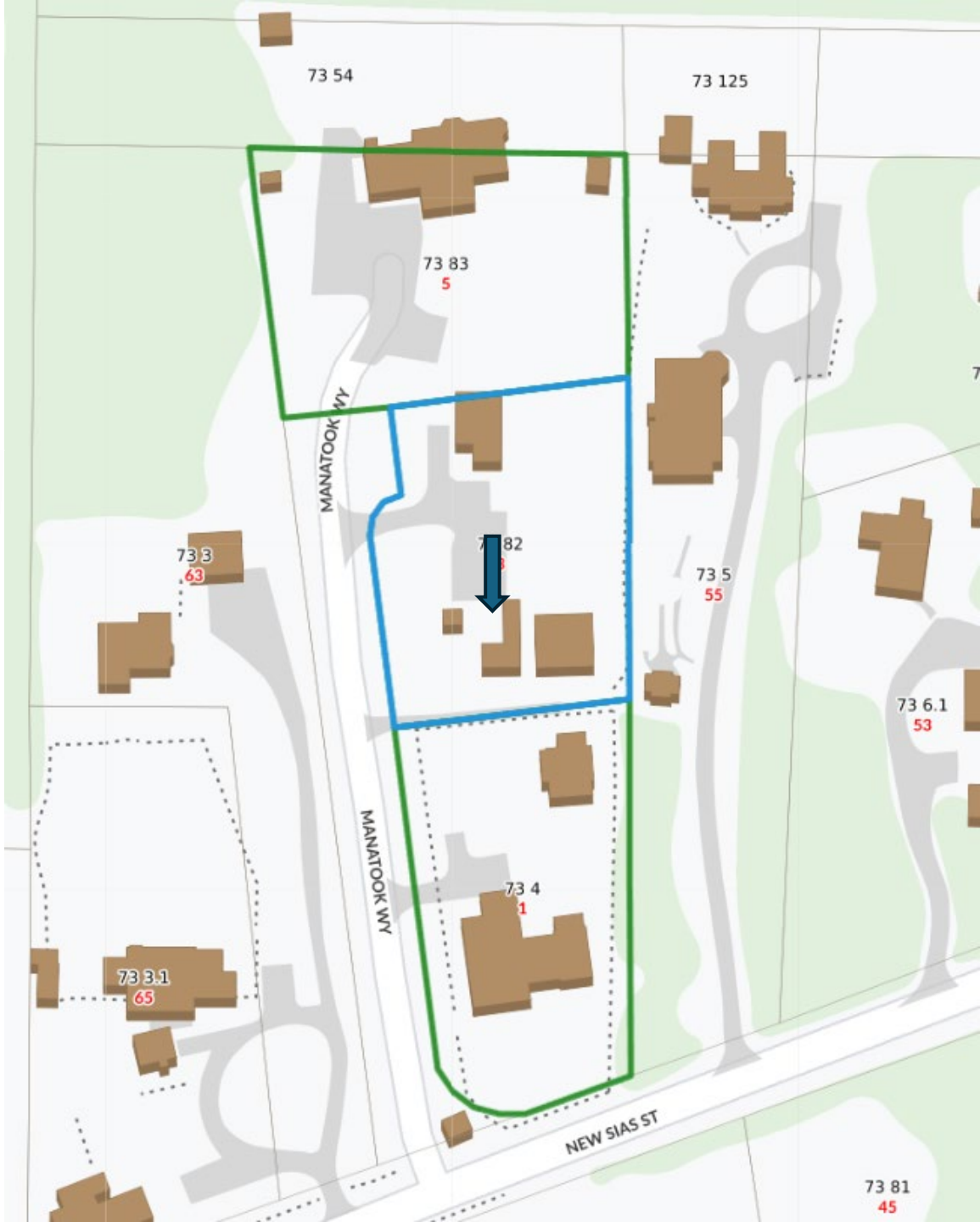
Bechtold

3 Manatook Way

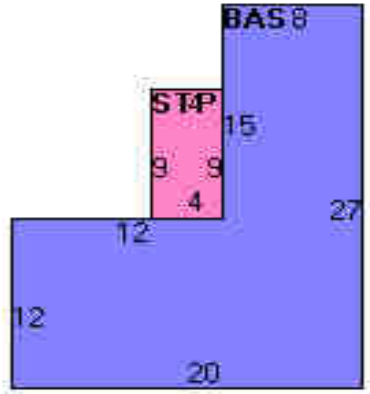
Demo or move off
Building #3

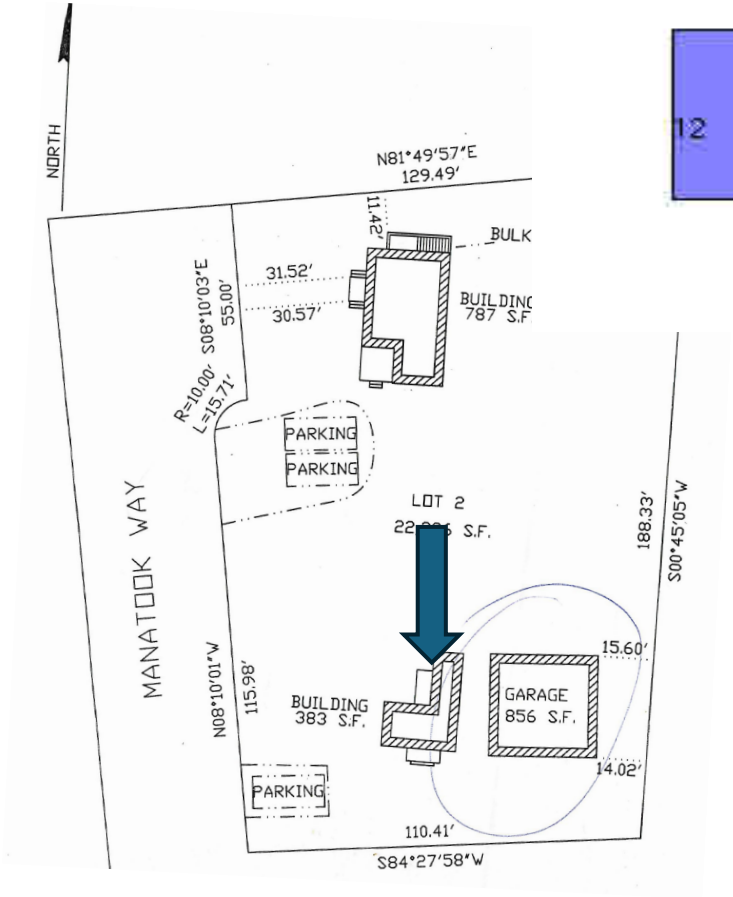
Was the “ticket office” from Hyline dock @ 1976-7 ish moved on to this site





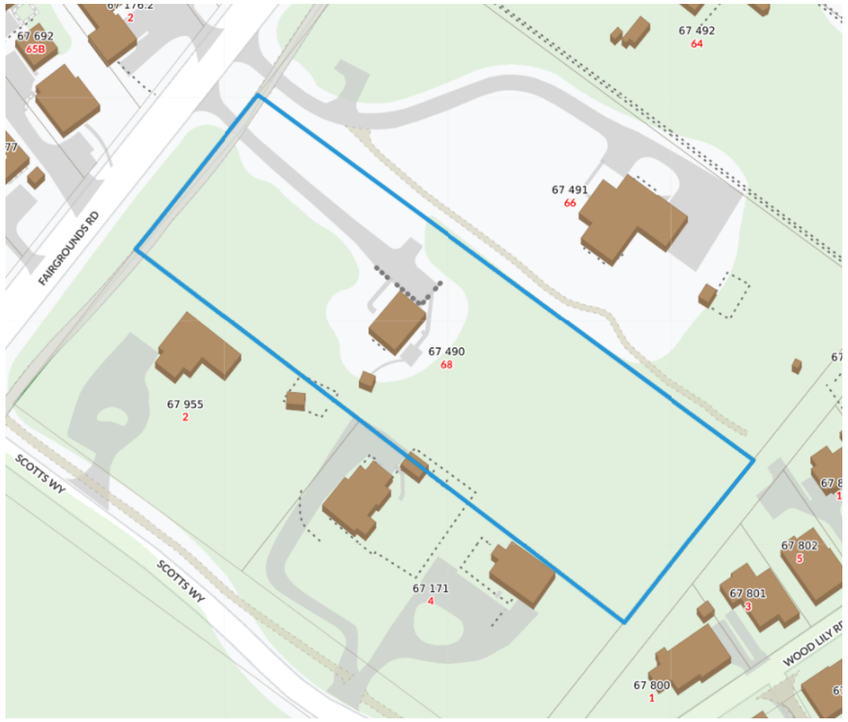
Demo or move off
(Bldg. #3)











MAP 67 PARCEL 490



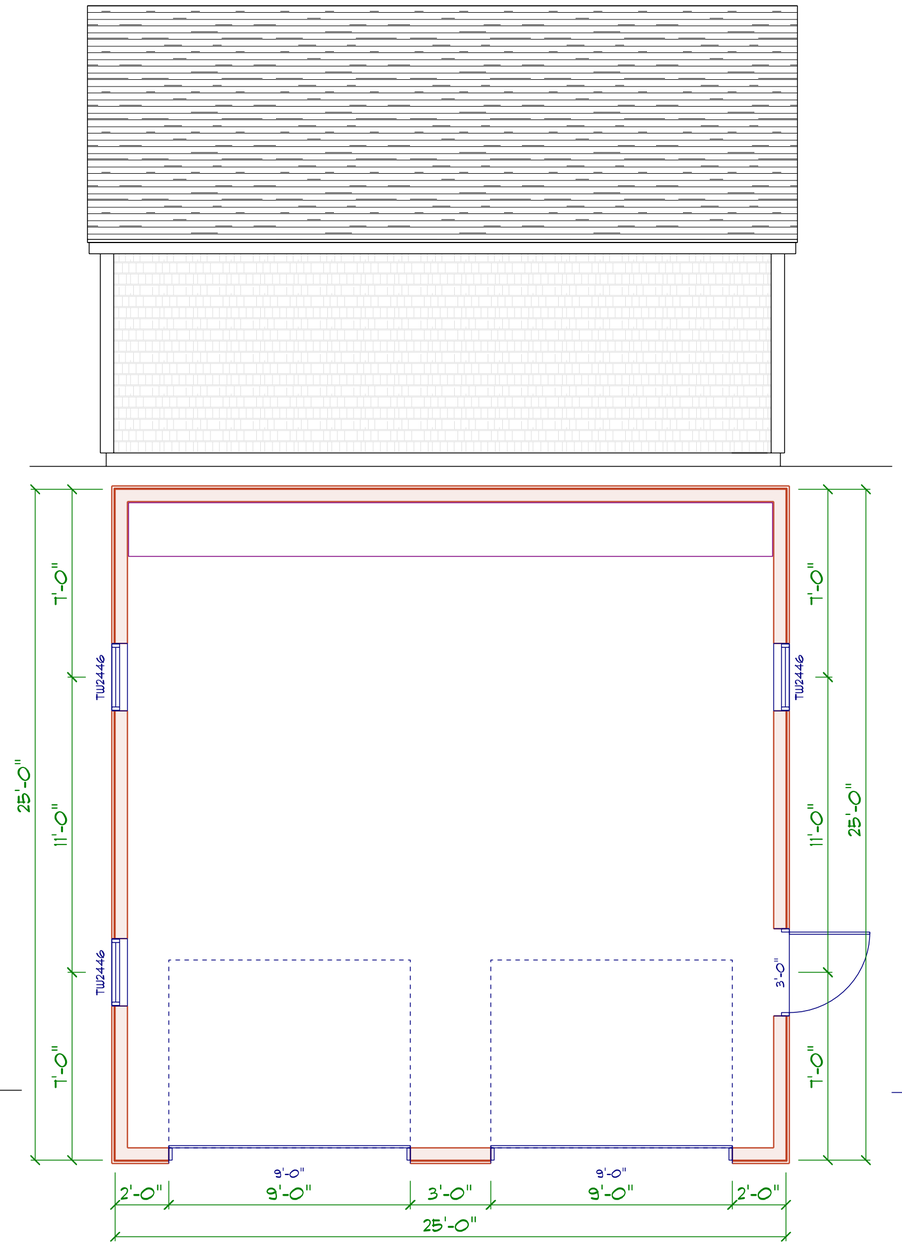
EXISTING HOUSE

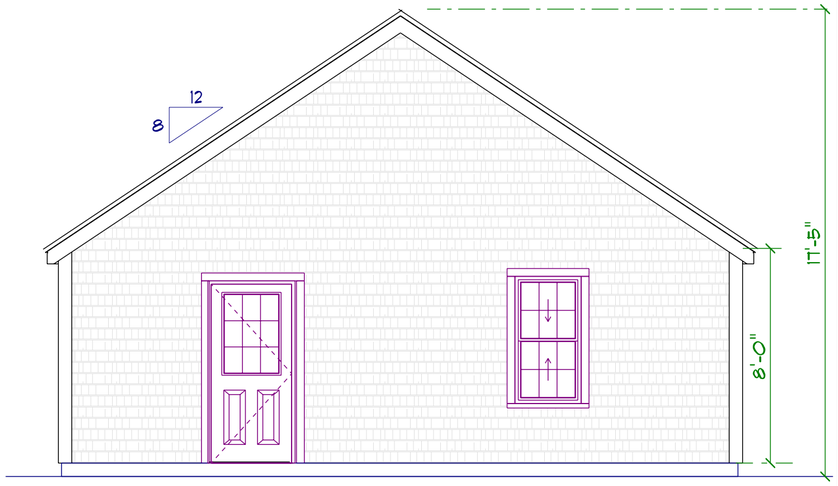




68 FAIRGROUNDS LLC
PROPOSED GARAGE
68 FAIRGROUNDS ROAD









68 FAIRGROUNDS LLC
PROPOSED GARAGE
68 FAIRGROUNDS ROAD

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 972

Street & Number of Proposed Work: 2 FAWN LN.

Owner of record: TIC T'ACK TOE LLC.

Mailing Address: 218 WILLARD ST. STE. 302

Contact Phone #: 802-282-3810 E-mail: wshouldice@CITYPOINTCAPITAL.com

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: P.O. BOX 673 NANTUCKET, MA

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC-2022-09-7107
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 60'-0" Sq. Footage 1st floor: 1442 Decks/Patio: Size: 282 ☒ 1st floor ☐ 2nd floor
Width: 34'-0" Sq. footage 2nd floor: 1361 Size: 102 ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO CHANGE South _____ East _____ West _____

Height of ridge above final finish grade: North 25'10" South 23'10" East 25'10"/23'10" West 25'/23'10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

REVISION TO REMOVE CHIMNEY. HOUSE WAS BUILT W/ NO CHIMNEY. NO OTHER PORTION OF HOUSE WAS CHANGED, ORIGINAL HDC APPROVAL HAD CHIMNEY ON FRONT RENDERING.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 6 ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☒ Other REVISION IS TO REMOVE CHIMNEY FROM PLANS

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer 6 /12 Other 4/12 WART; PORCH

Roofing material: ☒ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) 10" Corner boards 5/4X6 Frieze 1X4
Window Casing 5/4X4 Door Frame 5/4X4 Columns/Posts: Round ____ Square 7X7

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☒ Other AWNING
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSON

Doors* (type and material): ☐ TDL ☒ SDL Front 6LT 4PANEL Rear SLIDER Side 15LT.
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof DUAL BLACK
Trim WHITE Sash WHITE Doors FOLGER BLUE/ANDERSON WHITE
Deck MAHOG. Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 5/29/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I WILLIAM SHOULDICE

AS AGENT FOR TIC TACK TOE LLC

STREET ADDRESS 2 FAWN LN.

MAP/PARCEL 68/972

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

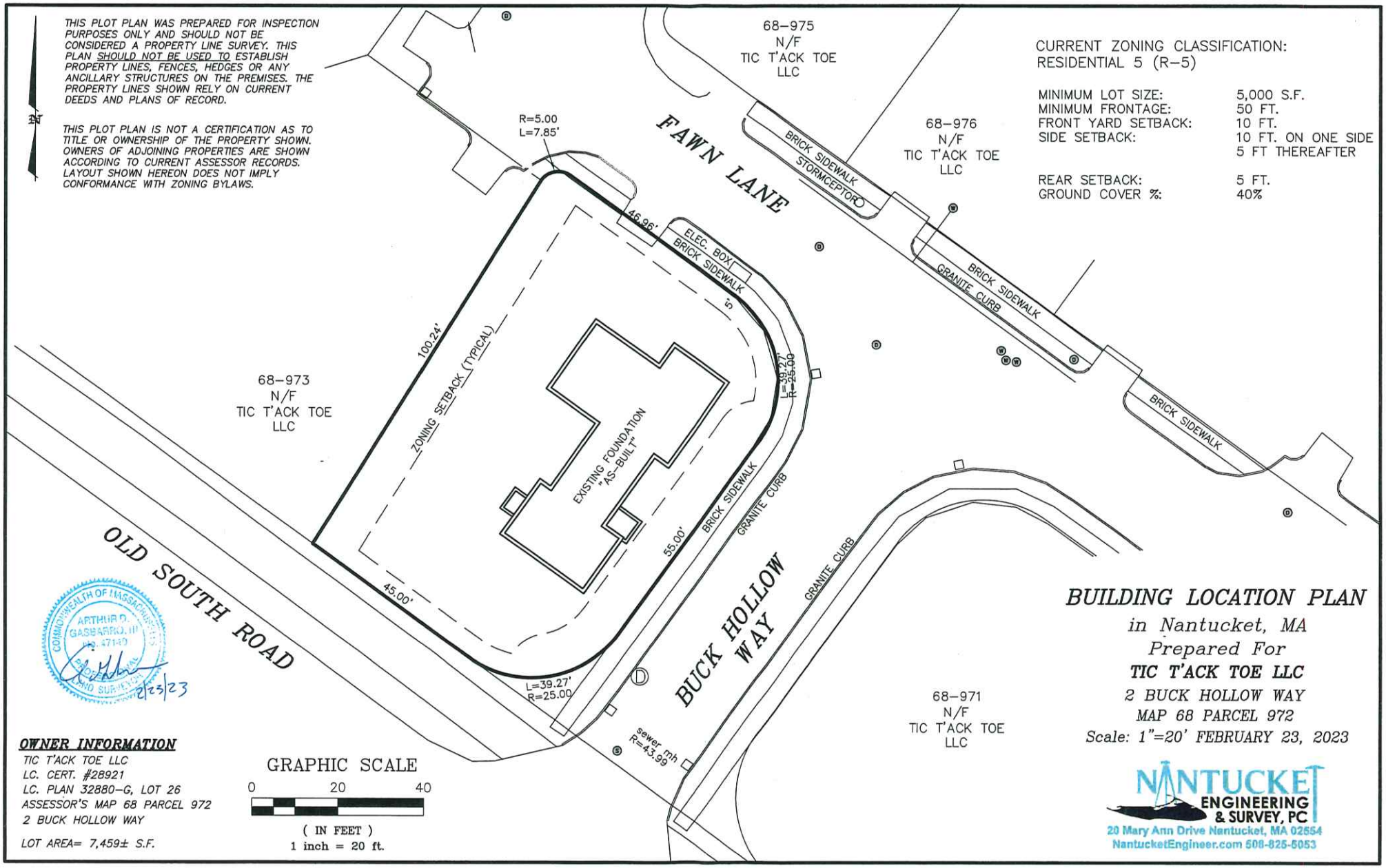
_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature _____ Date 9/3/24


THIS PLOT PLAN WAS PREPARED FOR INSPECTION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS. LAYOUT SHOWN HEREON DOES NOT IMPLY CONFORMANCE WITH ZONING BYLAWS.
68-975 N/F TIC T'ACK TOE LLC
68-976 N/F TIC T'ACK TOE LLC
68-973 N/F TIC T'ACK TOE LLC
68-971 N/F TIC T'ACK TOE LLC
CURRENT ZONING CLASSIFICATION: RESIDENTIAL 5 (R-5)
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.
SIDE SETBACK: 10 FT. ON ONE SIDE 5 FT THEREAFTER
REAR SETBACK: 5 FT.
GROUND COVER %: 40%
R=5.00 L=7.85'
FAWN LANE
BRICK SIDEWALK
STORMCEPTOR
46.96'
ELEC. BOX
BRICK SIDEWALK
GRANITE CURB
BRICK SIDEWALK
BRICK SIDEWALK
100.24'
ZONING SETBACK (TYPICAL)
EXISTING FOUNDATION "AS-BUILT"
L=39.27' R=25.00
55.00'
BRICK SIDEWALK
GRANITE CURB
GRANITE CURB
OLD SOUTH ROAD
45.00'
L=39.27' R=25.00
BUCK HOLLOW WAY
sewer mh R=43.99
COMMONWEALTH OF MASSACHUSETTS ARTHUR D. GASBARRO, III No. 47140 PROFESSIONAL LAND SURVEYOR
2/23/23
OWNER INFORMATION
TIC T'ACK TOE LLC
LC. CERT. #28921
LC. PLAN 32880-G, LOT 26
ASSESSOR'S MAP 68 PARCEL 972
2 BUCK HOLLOW WAY
LOT AREA= 7,459± S.F.
GRAPHIC SCALE
0 20 40
(IN FEET)
1 inch = 20 ft.
BUILDING LOCATION PLAN
in Nantucket, MA
Prepared For
TIC T'ACK TOE LLC
2 BUCK HOLLOW WAY
MAP 68 PARCEL 972
Scale: 1"=20' FEBRUARY 23, 2023
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

2 FAWN LN

Google Maps Link

Town and County of Nantucket

Property Record Card

Property

Address	2 FAWN LN
ID	68 972

Ownership

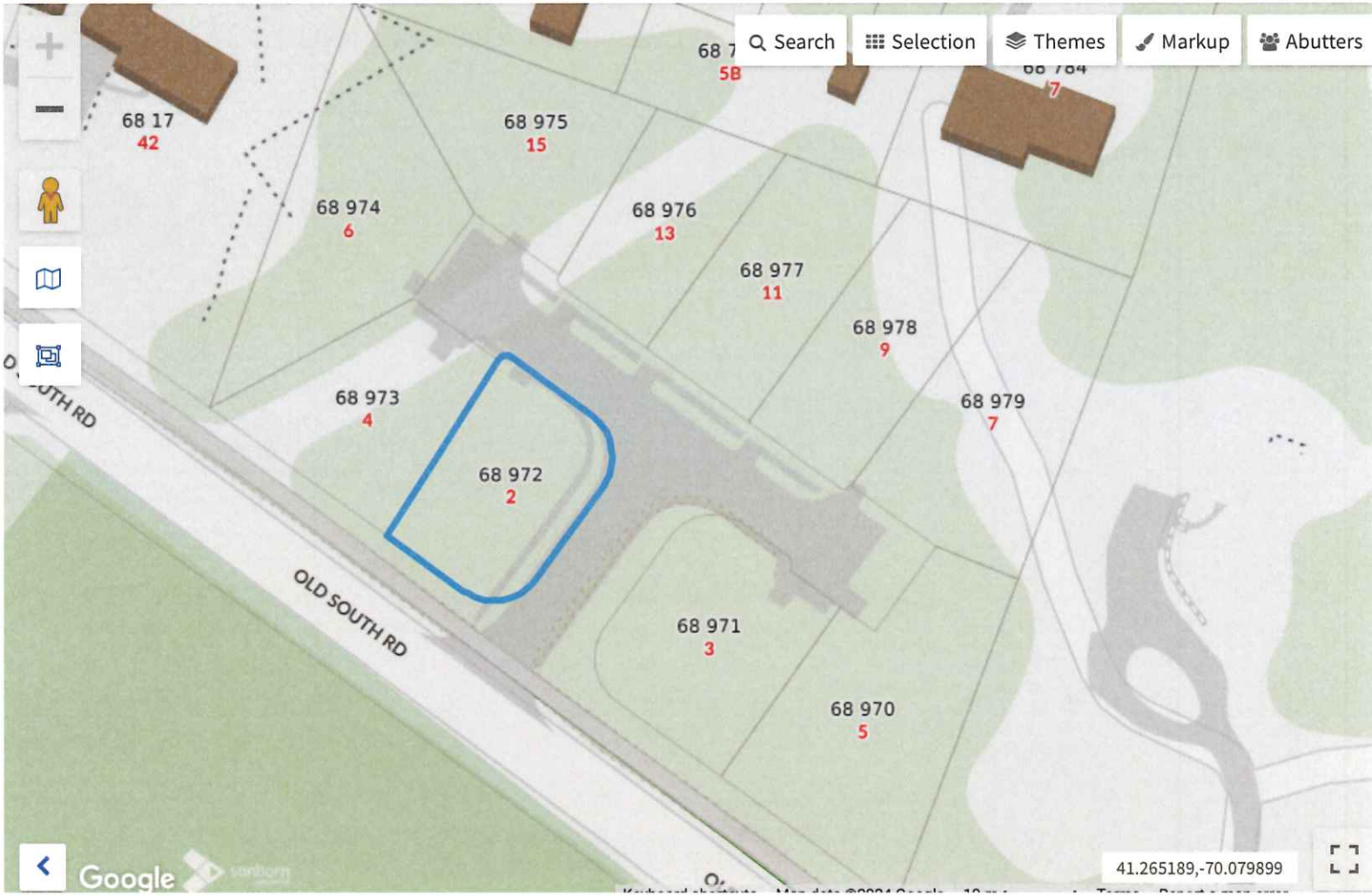
Name	TIC TACK TOE LLC
Address	218 WILLARD ST STE 302, QUINCY, MA 02169

Valuation

Total	$1,306,100
Land	$443,600
Last Sale	$9,200,000 on 2022-08-12
Book/Page	C28921/0

Land

Area	0.11 AC
Zone	R5




No chimney installed.


FAWN LANE
OLD SOUTH ROAD
BUCK HOLLOW WAY
27
26
37
36
ZONING - R-5
LC PLAN - 32880-G
LOT NUMBER - 26
LOT SIZE - 7,458 +/- SF
A.G.C. - 2,983 +/- SF (40%)
P.G.C. - 1,443 SF
FY - 10'-0"; SY & R - 10'/5' & 5'
CoA 2022-09-7106
CoA 2022-09-7107
7X7 spa
COBBLE APRON
EXISTING TREE LINE (MAINTAINED & AMENDED)
CEDAR BOARD FENCE ALONG BIKE PATH
PRIVET OR SIMILAR

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

DEMO GARAGE

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25'-9" Sq. Footage 1st floor: 546 SF Decks/Patio: Size: 11'-6"x 5'-9" ☐ 1st floor ☒ 2nd floor

Width: 24'-0" Sq. footage 2nd floor: 546 SF Size: 11'-2"x 3'-9" ☐ 1st floor ☒ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 21'-6½" South " East " West "

Additional Remarks

Historic Name:

Original Date: 1995

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE DRAWINGS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09/03/2024 Signature of owner of record _____ Signed under penalties of perjury

DEMO

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) CMJ

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 09/03/2024

Date

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

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7021 0350 0000 0871 2121

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.77
Total Postage & Fees $5.58

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

OVERCREEK LLC
C/O SARA HENDRICKSON
1248 ZIMMER DR
ATLANTA, GA 30306

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02554 AUG 27 2024 Postmark Here 08/27/2024

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

7021 0350 0000 0871 2053

Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.77
Total Postage & Fees $5.58

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
PITTSBURG, PA 15217

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NANTUCKET MA 02554 AUG 27 2024 Postmark Here 08/27/2024

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OFFICIAL USE

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Certified Mail Fee $4.85
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.77
Total Postage & Fees $5.58

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

333 MADAKET LLC
33 TAYLOR CROSS WY
BROOKLINE, MA 02445

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MCA
2 Broad St
Nantucket ma 02554

TO
United Kingdom
Todd + Kathleen Manning
Oldmill House Millwall Ascot SL5 7RS

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ANDERSON NOMINEE TRUST
P O BOX 5244
NANTUCKET, MA 02554

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WHELDEN REALTY TRUST
14 BALTIMORE ST
NANTUCKET, MA 02554

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TURNER GEORGE M III TR
TURNER MICHELLE J TRUST
27 SPYGLASS LN
PLYMOUTH, MA 02360

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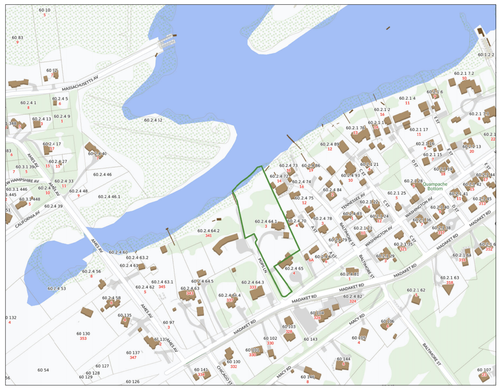
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



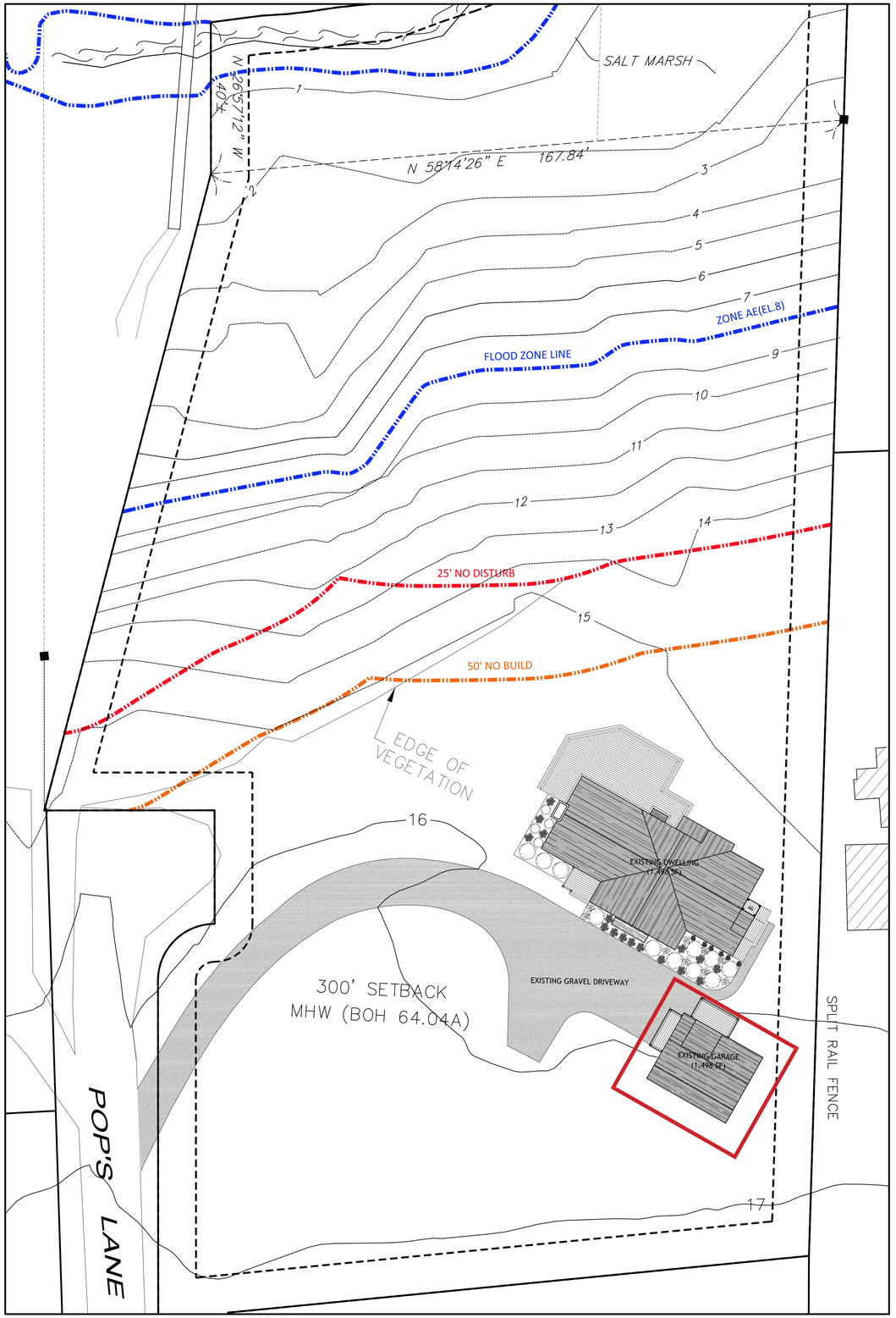
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 EXISTING SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 ALL EXISTING FLOOR PLANS

A2.1 ALL EXISTING ELEVATIONS



SITE PLAN: 1/16" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

EXISTING SITE PLAN

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

29 AUGUST 2024













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508.457.6794

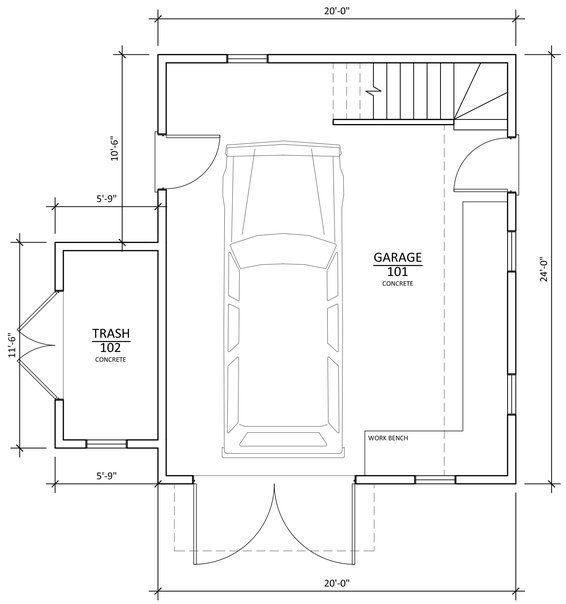
EXISTING CONDITIONS PHOTOS

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

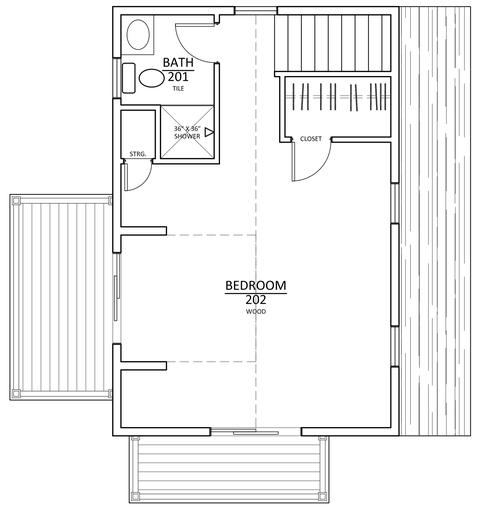
COVER SHEET

C1.2

29 AUGUST 2024



FIRST FLOOR FLOOR PLAN - 546 SF
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - 546 SF
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

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508.833.0070

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508.457.6794

EXISTING GARAGE

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3 POPS LANE
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FLOOR PLANS

A1.0

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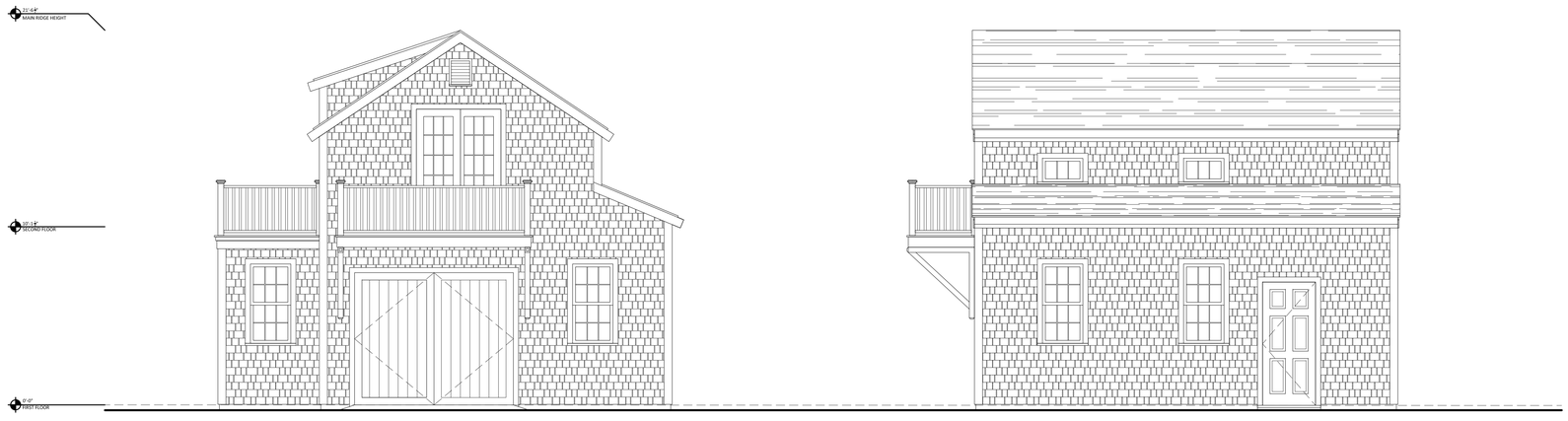
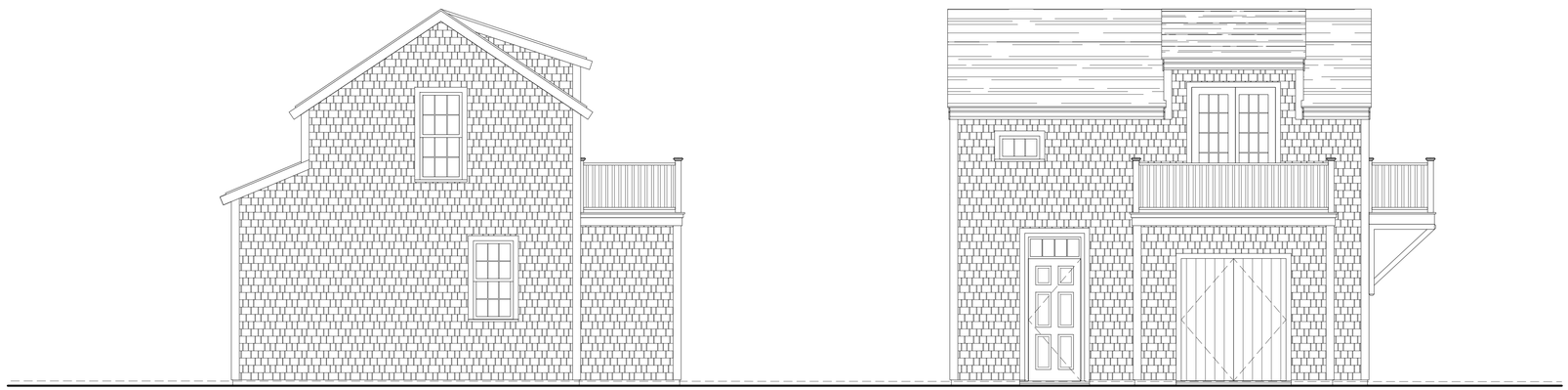


EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

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STRUCTURAL DESIGN

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508.457.6794

EXISTING GARAGE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

A2.1

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

DEMO MH

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 58'-0" Sq. Footage 1st floor: 1,498 SF +/- Decks/Patio: Size: 38'x25' ☒ 1st floor ☐ 2nd floor

Width: 34'-4" Sq. footage 2nd floor: _____ Size: 15'x3' ☒ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 16'-3½" South 16'-3½" East 15'-9½" West 15'-3½"

Additional Remarks

Historic Name:

Original Date: 1994

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE DRAWINGS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09/03/2024 Signature of owner of record Nancy Parker Signed under penalties of perjury

DEMO

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) CMJ

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 09/03/2024

Date

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OVERCREEK LLC
C/O SARA HENDRICKSON
1248 ZIMMER DR
ATLANTA, GA 30306

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PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
PITTSBURG, PA 15217

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333 MADAKET LLC
33 TAYLOR CROSS WY
BROOKLINE, MA 02445

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Nantucket ma 02554

TO
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Todd + Kathleen Manning
Oldmill House Millwall Ascot SL5 7RS

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ANDERSON NOMINEE TRUST
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NANTUCKET, MA 02554

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WHELDEN REALTY TRUST
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TURNER MICHELLE J TRUST
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PLYMOUTH, MA 02360

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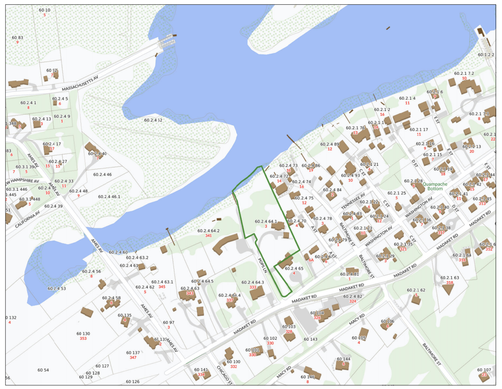
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



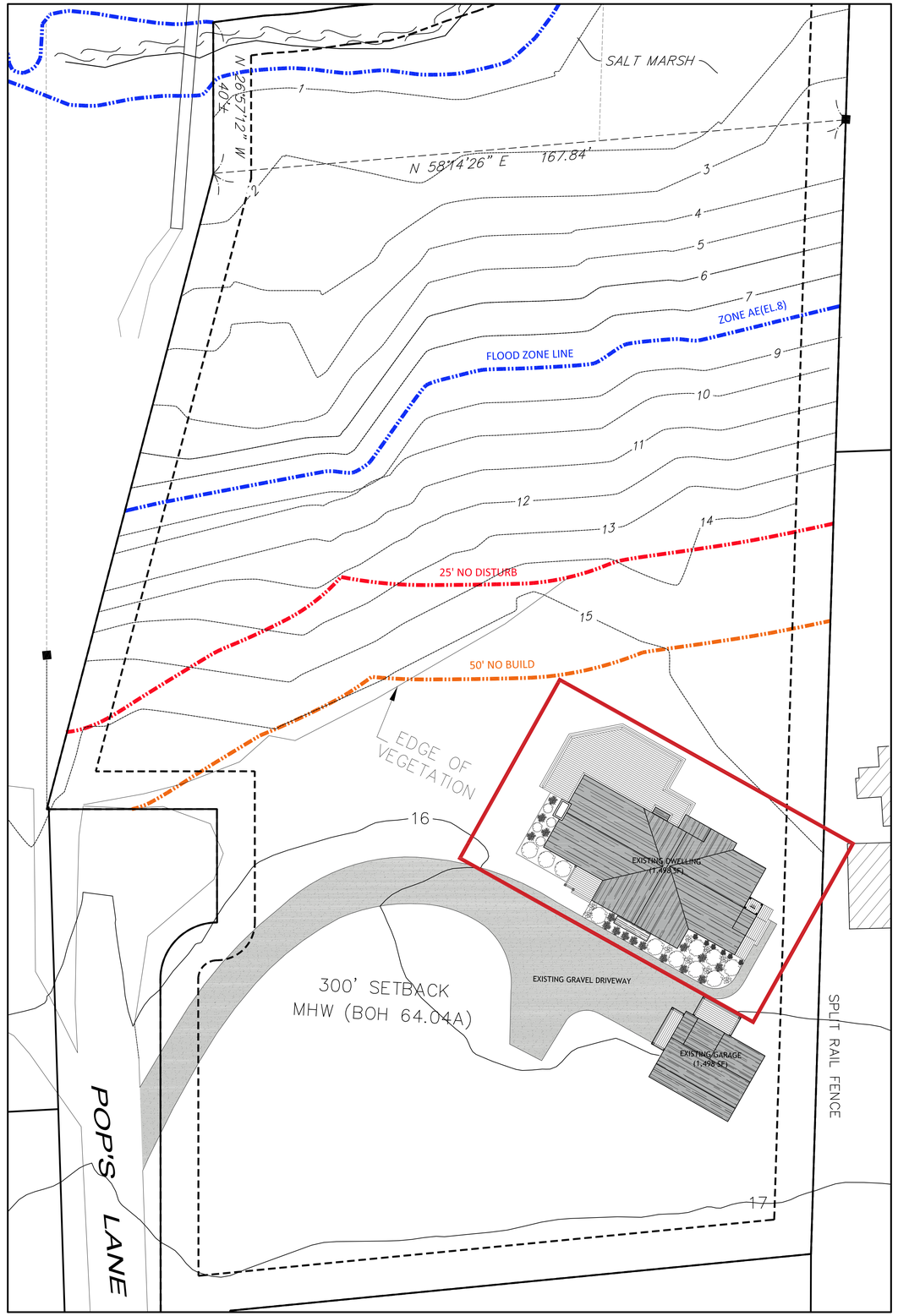
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 EXISTING SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 EXISTING BASEMENT PLAN
A1.1 EXISTING FIRST FLOOR PLAN

A2.1 EXISTING SOUTH + EAST ELEVATIONS
A2.2 EXISTING NORTH + WEST ELEVATIONS



SITE PLAN: 1/16" = 1'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

EXISTING SITE PLAN

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

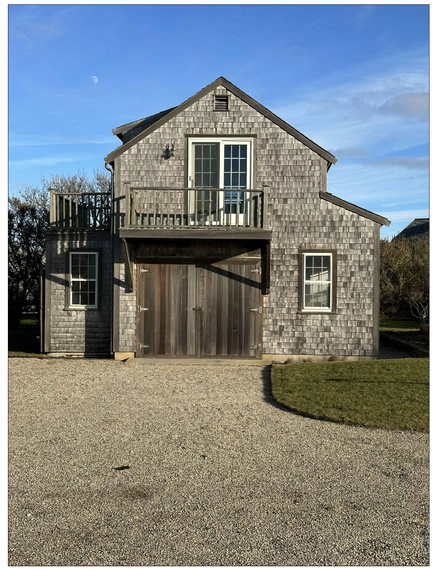
29 AUGUST 2024













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ARCHITECTURE +

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508.457.6794

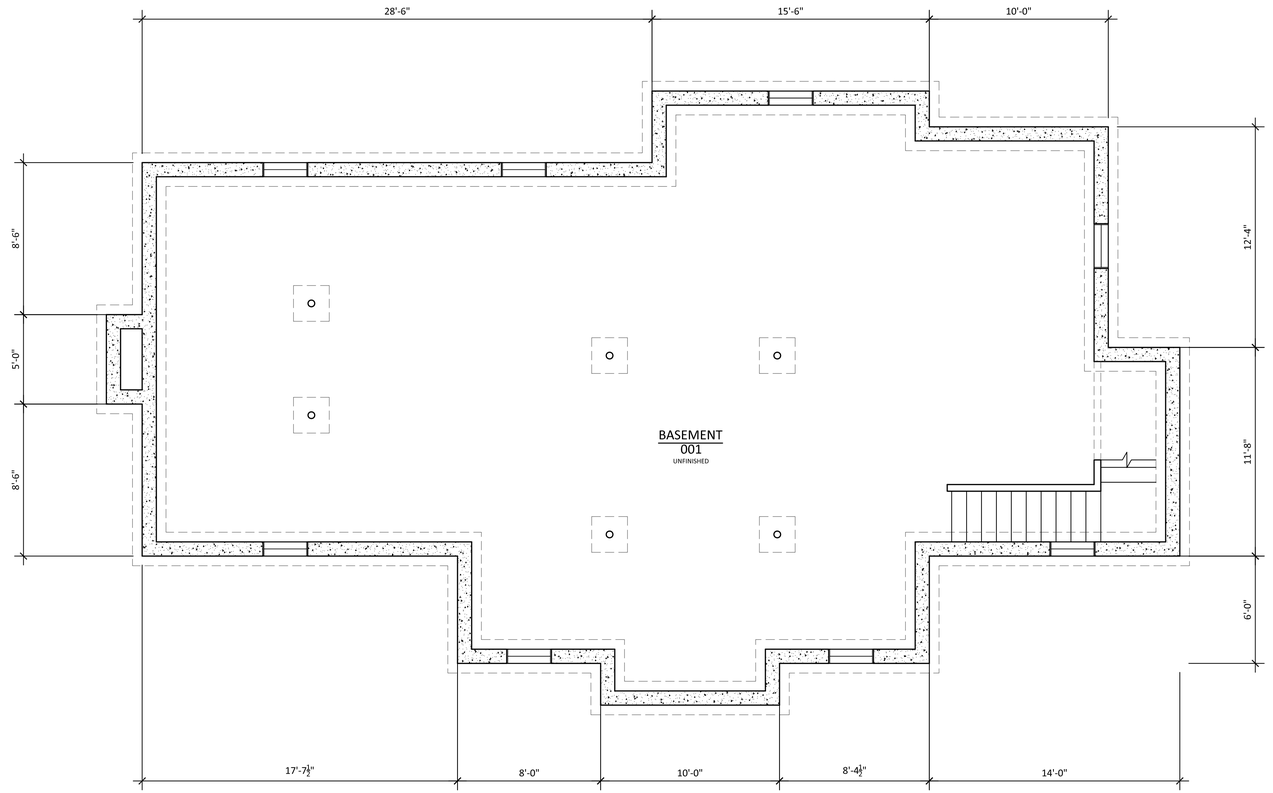
EXISTING CONDITIONS PHOTOS

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.2

29 AUGUST 2024



BASEMENT PLAN - 1,498 SF
SCALE: 1/4" = 1'-0"

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EXISTING MAIN HOUSE

DUBUC
3 POPS LANE
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MAP: 60.2.4 PARCEL: 64.1

BASEMENT PLAN

A1.0

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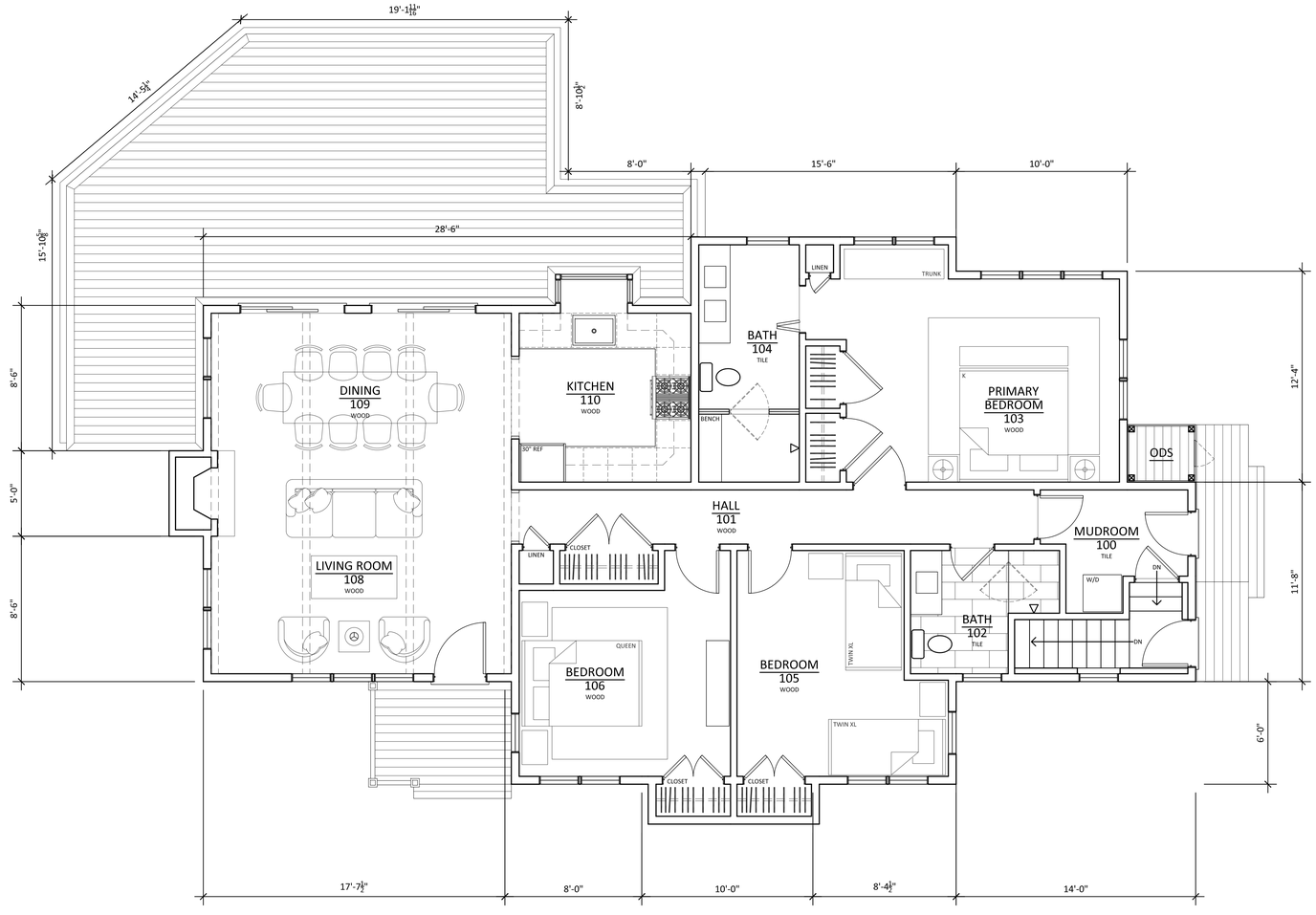

FIRST FLOOR PLAN - 1,498 SF

SCALE: 1/4" = 1'-0"

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EXISTING MAIN HOUSE

DUBUC
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FIRST FLOOR PLAN

A1.1

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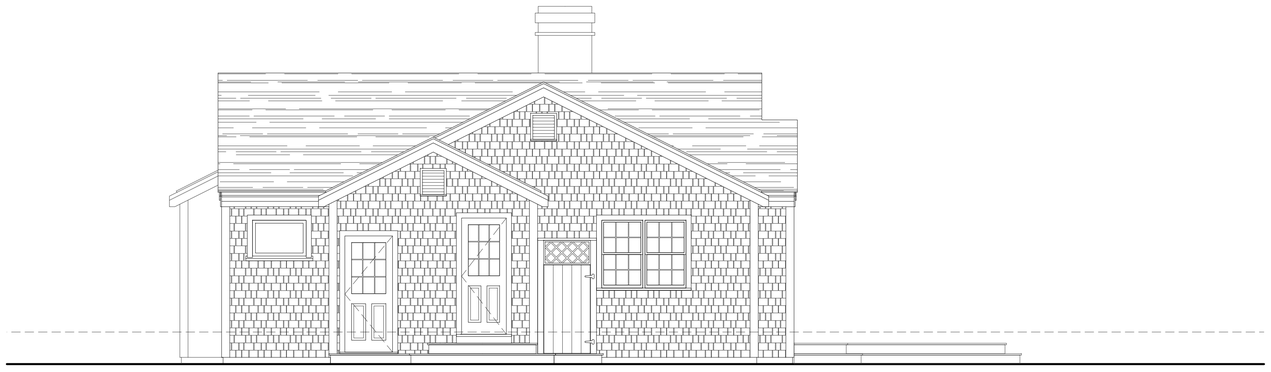
EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"

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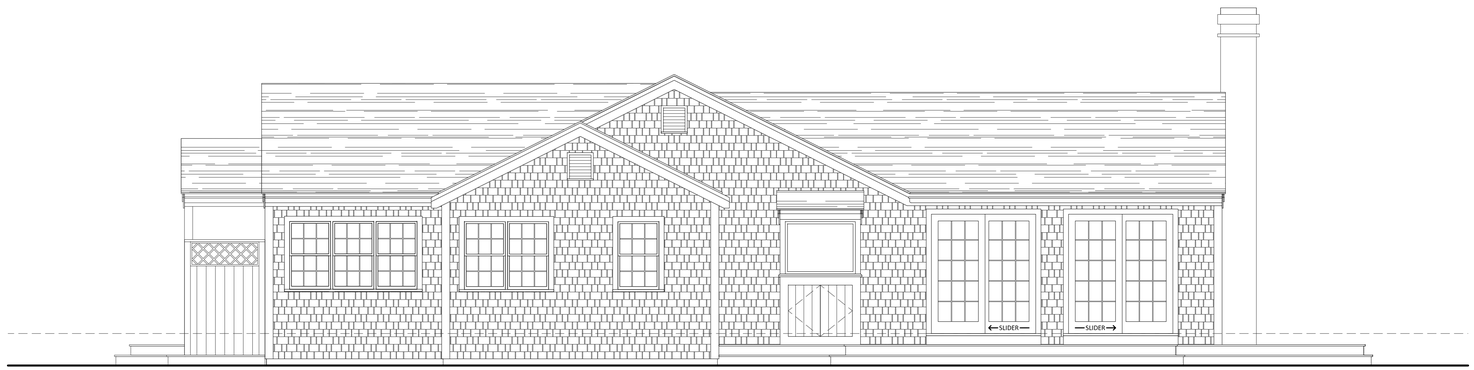
EXISTING MAIN HOUSE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

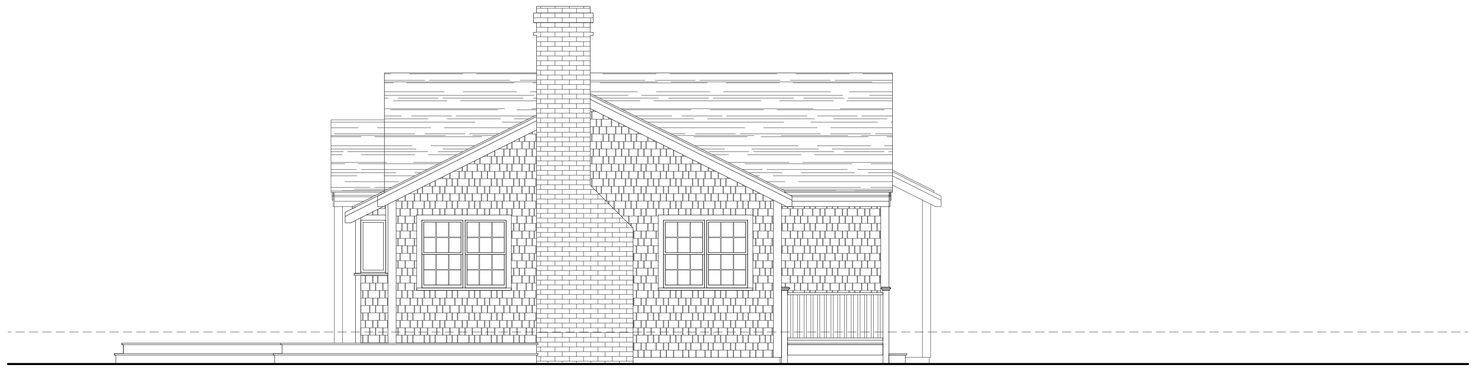
ELEVATIONS

A2.1

29 AUGUST 2024



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTURE +

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STRUCTURAL DESIGN

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EXISTING MAIN HOUSE

DUBUC
3 POPS LANE
NANTUCKET, MA. 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

A2.2

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work. MH

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 124'-0" Sq. Footage 1st floor: 3,180 SF Decks/Patio: Size: 100'x12', 9'x12', 18'x8', 21'x8' ☒ 1st floor ☐ 2nd floor
Width: 42'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South _____" East _____" West _____"
Height of ridge above final finish grade: North 19'-4 1/4" South 19'-6 1/4" East 17'-8 1/4" West 17'-8 1/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE DRAWINGS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☒ Brick (type) RED BRICK ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 8 /12 Dormer — /12 — Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer LEPAGE Rough Opening 5'-7" x 4'-10" Size 5'-6" x 4'-9" Location CONNECTOR
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY
C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —
Window Casing 4" Door Frame 4" Columns/Posts: Round — Square 8"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front SINGLE-LIGHT Rear MULTIPLE 6-LIGHT Side 6-LIGHT
Garage Door(s): Type DOUBLE OUTSWING Material WOOD PAINTED BLACK TO MATCH SASH.

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) CEDAR Roof RED CEDAR
Trim PAINTED (GREY) Sash BLACK Doors BLACK
Deck IPE Foundation CONCRETE Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09/03/2024 Signature of owner of record Nancy Dubuc Signed under penalties of perjury

MH + GH + GARAGE

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) CMD

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 09/03/2024

Date

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OVERCREEK LLC
C/O SARA HENDRICKSON
1248 ZIMMER DR
ATLANTA, GA 30306

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5417 BARTLETT STREET
PITTSBURG, PA 15217

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33 TAYLOR CROSS WY
BROOKLINE, MA 02445

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Nantucket ma 02554

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Todd + Kathleen Manning
Oldmill House Millwall Ascot SL5 7RS

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ANDERSON NOMINEE TRUST
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NANTUCKET, MA 02554

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WHELDEN REALTY TRUST
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TURNER MICHELLE J TRUST
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PLYMOUTH, MA 02360

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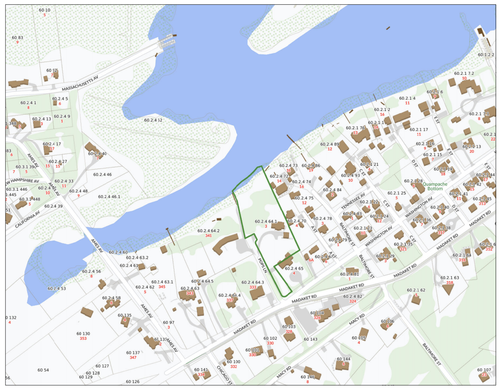
NANTUCKET MA 02554 AUG 27 2024 Postmark Here 08/27/2024

3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



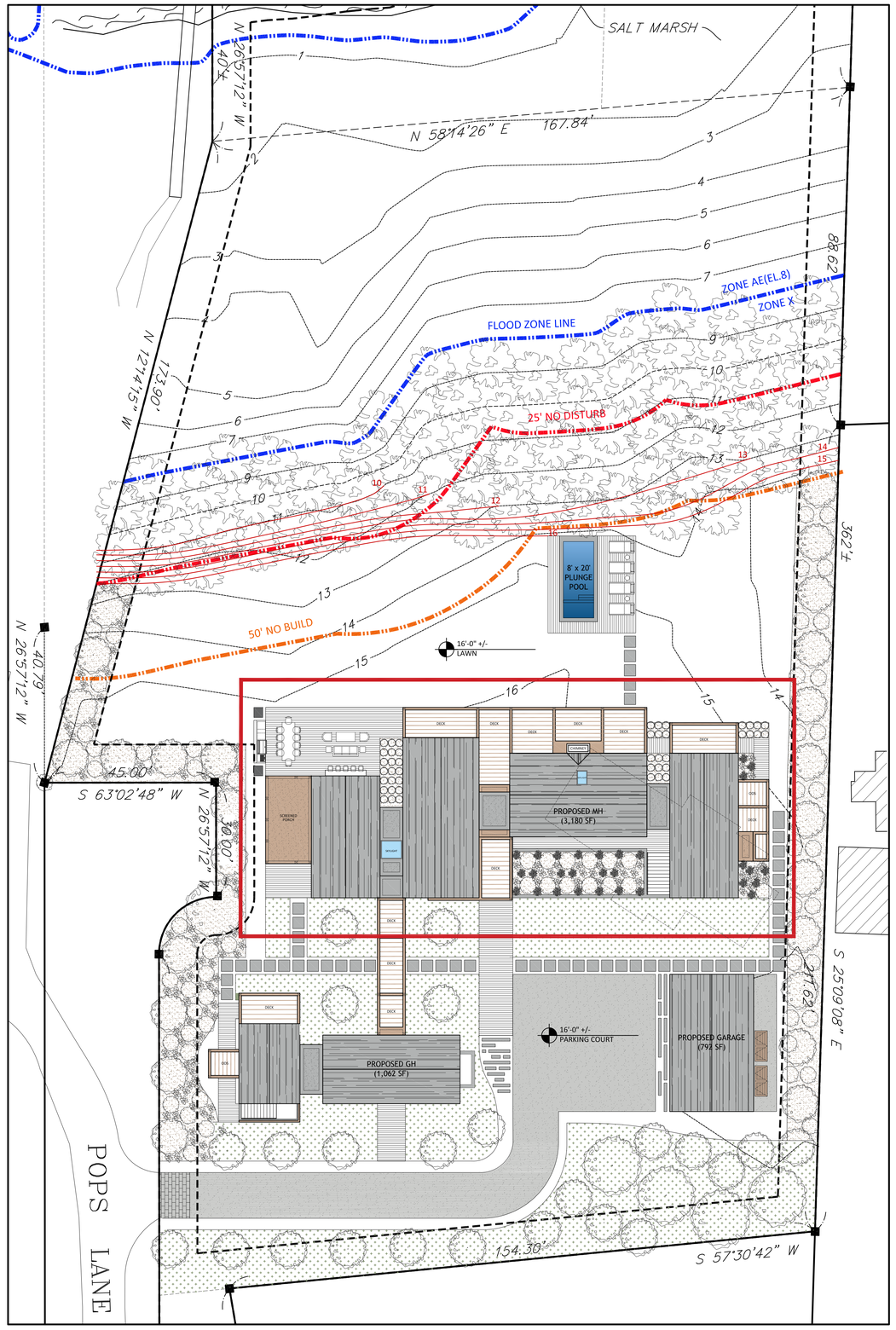
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 BASEMENT PLAN
A1.1 FIRST FLOOR PLAN

A2.1 SOUTH + EAST ELEVATIONS
A2.2 NORTH + WEST ELEVATIONS
A2.3 SECTIONS A - D
A2.4 FRONT ENTRY PERSPECTIVE
A2.5 COURTYARD PERSPECTIVE
A2.6 HARBOR SIDE PERSPECTIVE



SITE PLAN: 1/16" = 1'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED MAIN HOUSE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

29 AUGUST 2024













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EXISTING CONDITIONS PHOTOS

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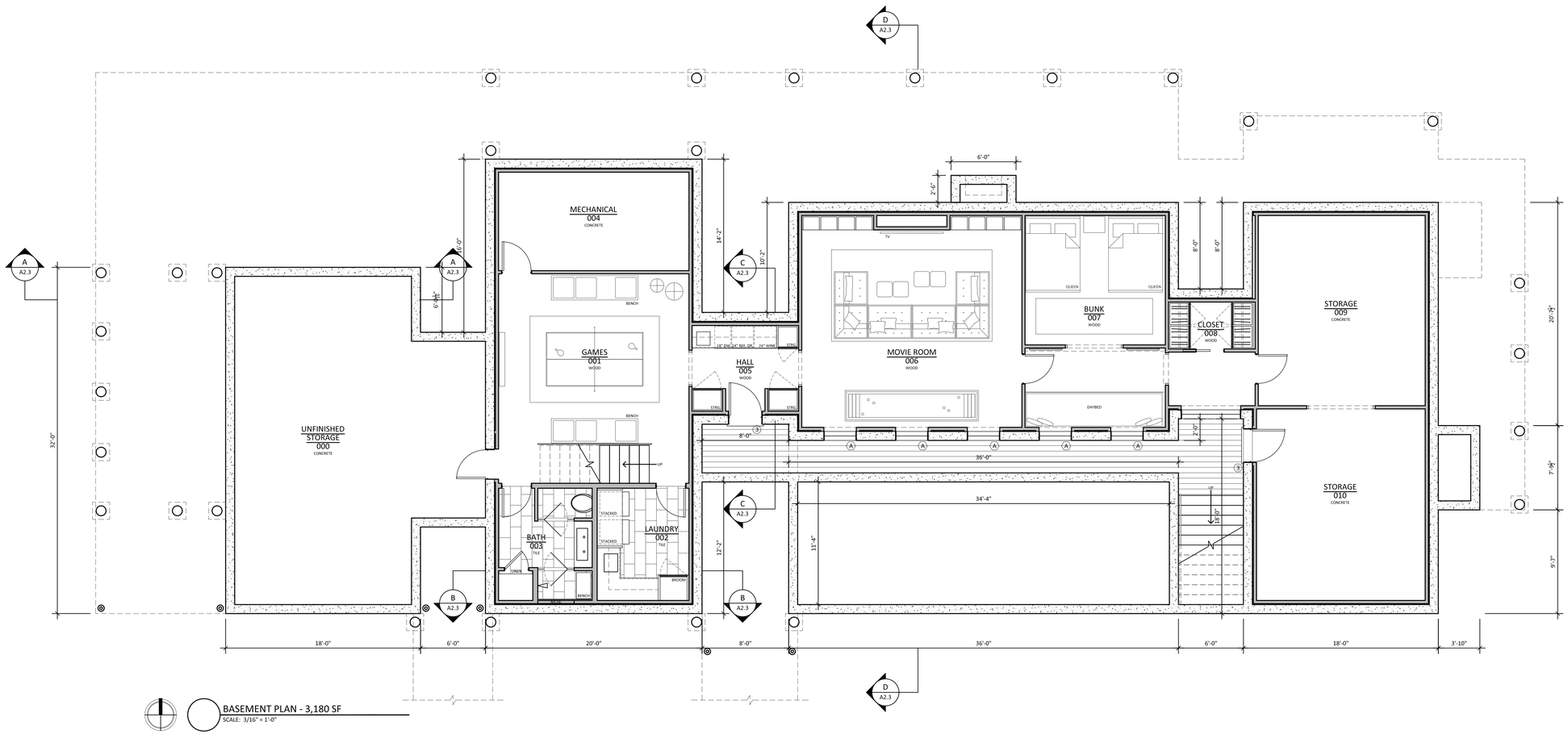
COVER SHEET

C1.2

29 AUGUST 2024



BASEMENT PLAN - 3,180 SF
SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	14	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT FIXED AWNING WINDOW
B	11	CUSTOM LEPAGE	R.O.: 3'-0" x 6'-0"	2/2 DOUBLE HUNG WINDOW
C	2	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
D	6	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
E	8	CUSTOM LEPAGE	R.O.: 5'-5" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
F	4	CUSTOM LEPAGE	R.O.: 1'-10" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
G	2	CUSTOM LEPAGE	R.O.: 4'-0" x 5'-0"	6 LIGHT OPERABLE AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	2	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	1 LIGHT PATIO DOOR
2	3	CUSTOM LEPAGE	R.O.: 12'-2" x 8'-0"	24 LIGHT SLIDING PATIO DOOR
3	4	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	6 LIGHT PATIO DOOR
4	2	CUSTOM SCREEN DOOR	R.O.: 3'-0" x 8'-8"	SCREEN DOOR
5	2	CUSTOM LEPAGE	R.O.: 6'-0" x 8'-0"	12 LIGHT FRENCH DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS

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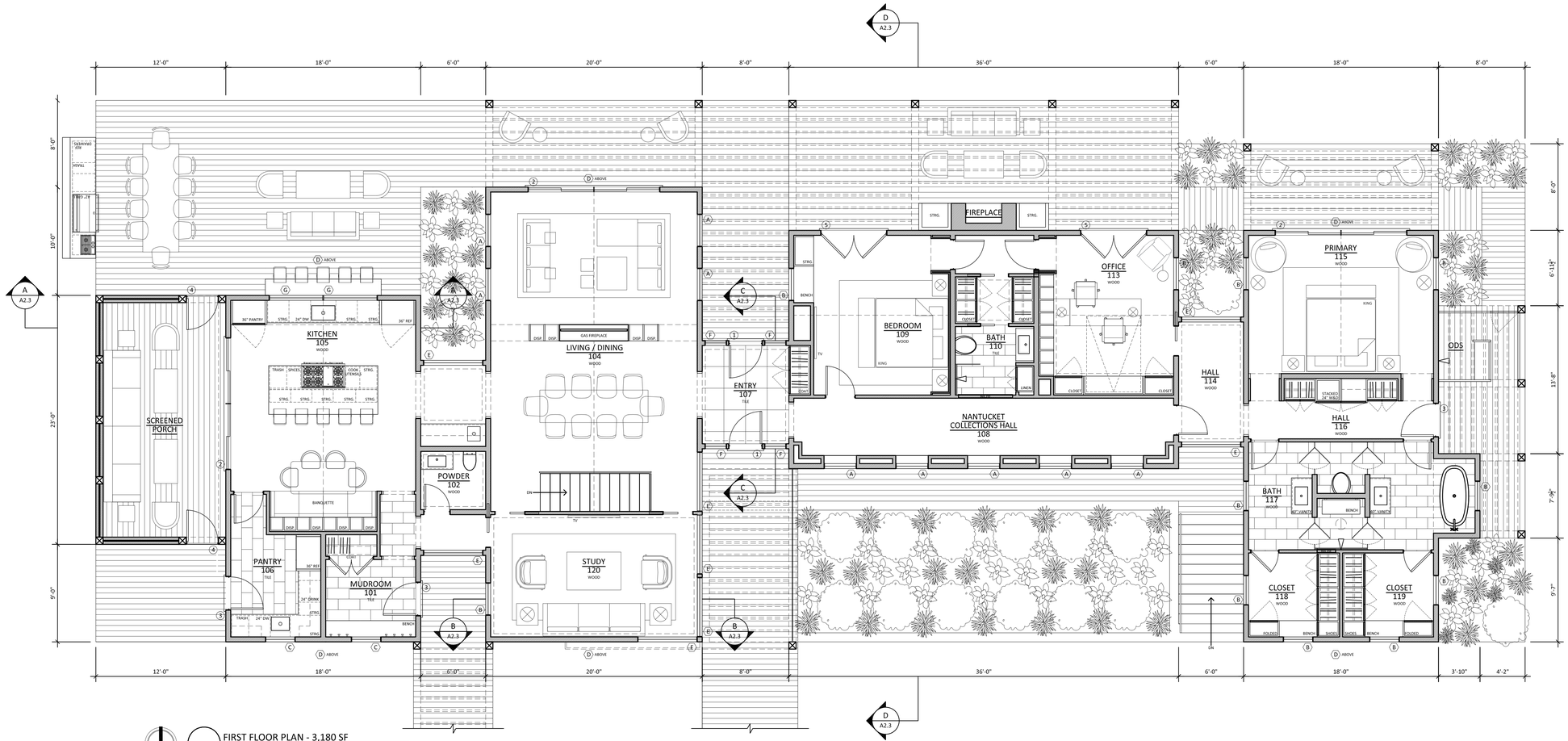
BASEMENT PLAN

A1.0

29 AUGUST 2024



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NANTUCKET, MA 02554
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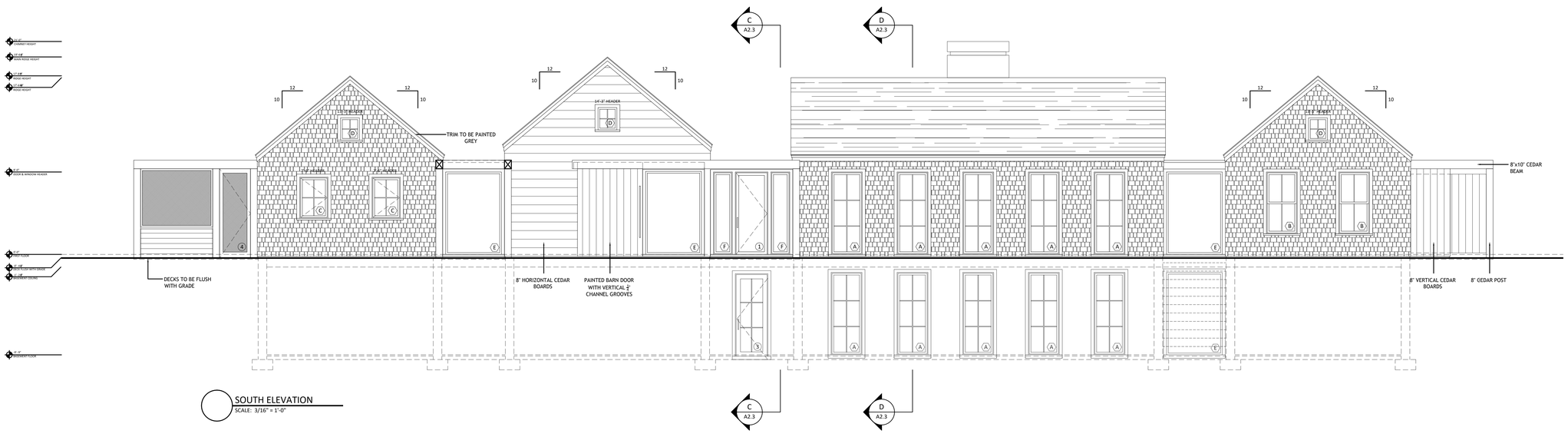
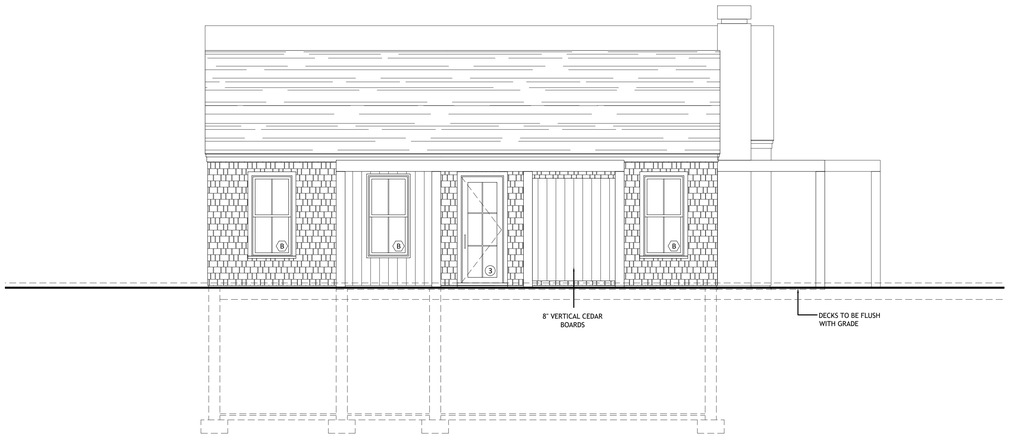
FIRST FLOOR PLAN

A1.1

29 AUGUST 2024



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

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DUBUC

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NANTUCKET, MA 02554
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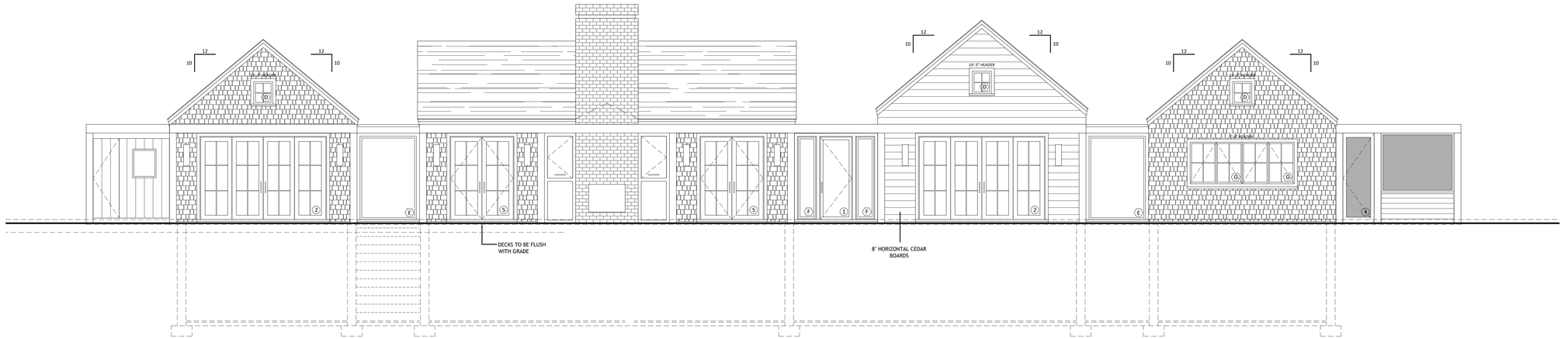
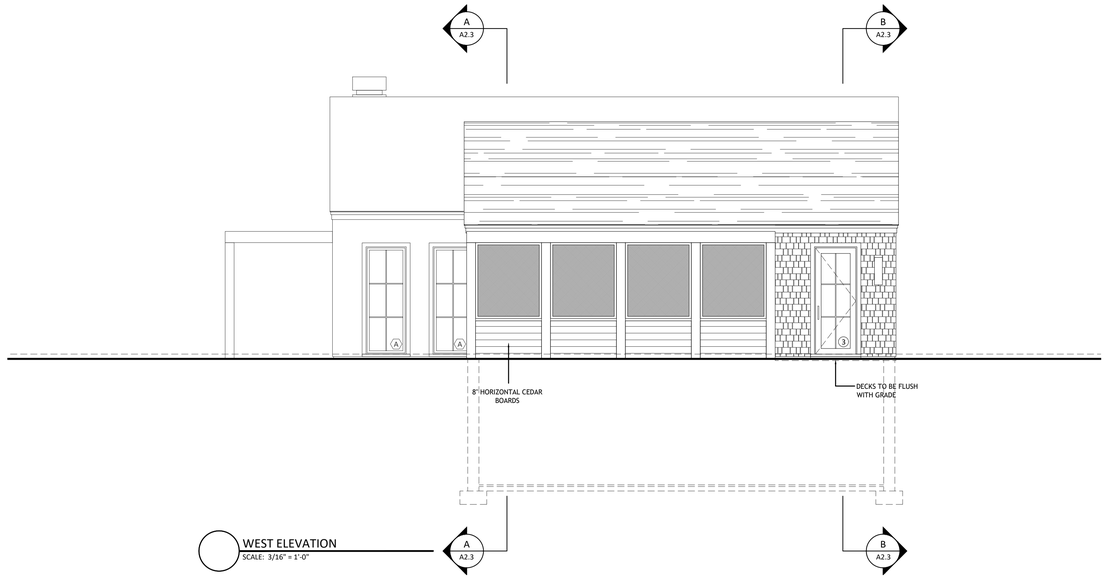
ELEVATIONS

A2.1

29 AUGUST 2024



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

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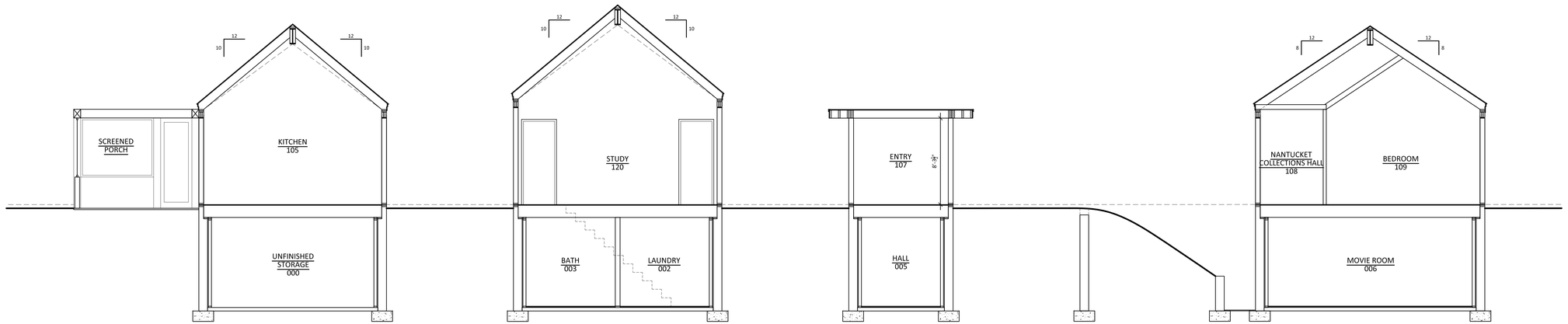
ELEVATIONS

A2.2

29 AUGUST 2024



SECTION A-A
SCALE: 1/4" = 1'-0"

SECTION B-B
SCALE: 1/4" = 1'-0"

SECTION C-C
SCALE: 1/4" = 1'-0"

SECTION D-D
SCALE: 1/4" = 1'-0"

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PROPOSED MAIN HOUSE

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SECTIONS

A2.3

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FRONT ENTRY PERSPECTIVE

A2.4

29 AUGUST 2024



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PROPOSED MAIN HOUSE

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MH & GH PERSPECTIVE

A2.5

29 AUGUST 2024



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HARBOR SIDE PERSPECTIVE

A2.6

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

GARAGE

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36'-0" Sq. Footage 1st floor: 792 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 22'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South " East " West "

Height of ridge above final finish grade: North 19'-6 3/8" South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE DRAWINGS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass — /12 Dormer — /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) —

Leaders (material and size): —

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY

C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type DOUBLE HINGED OUTSWING Material WOOD PAINTED BLACK TO MATCH SASH

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) — Roof RED CEDAR

Trim GREY Sash BLACK Doors WOOD PAINTED BLACK 3 4-LIGHT

Deck — Foundation CONCRETE Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09/03/2024 Signature of owner of record _____ Signed under penalties of perjury

MH + GH + GARAGE

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) CMD

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 09/03/2024

Date

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City, State, ZIP+4®

OVERCREEK LLC
C/O SARA HENDRICKSON
1248 ZIMMER DR
ATLANTA, GA 30306

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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PEARSON JOHN R JR ETAL
5417 BARTLETT STREET
PITTSBURG, PA 15217

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Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage $0.77
Total Postage & Fees $5.58

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333 MADAKET LLC
33 TAYLOR CROSS WY
BROOKLINE, MA 02445

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Date Stamp

NANTUCKET MA 02554 AUG 27 2024

To Be Completed By Post Office

Postage $ $1.65
Extra Services & Fees
- Registered Mail $1.75
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Restricted Delivery $ $0.00

Extra Services & Fees (continued)
- Signature Confirmation $
- Signature Confirmation Restricted Delivery $

Total Postage & Fees $ $23.40

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Nantucket ma 02554

TO
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Todd + Kathleen Manning
Oldmill House Millwall Ascot SL5 7RS

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ANDERSON NOMINEE TRUST
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WHELDEN HAROLD R & COLLEEN S TR
WHELDEN REALTY TRUST
14 BALTIMORE ST
NANTUCKET, MA 02554

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TURNER GEORGE M III TR
TURNER MICHELLE J TRUST
27 SPYGLASS LN
PLYMOUTH, MA 02360

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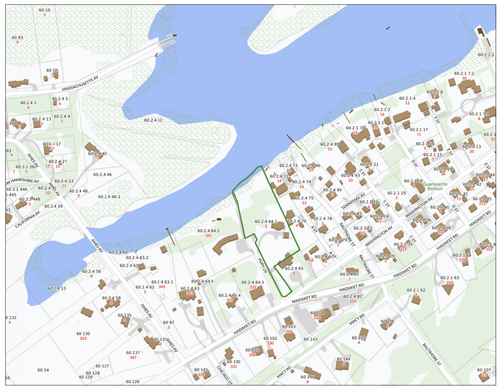
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



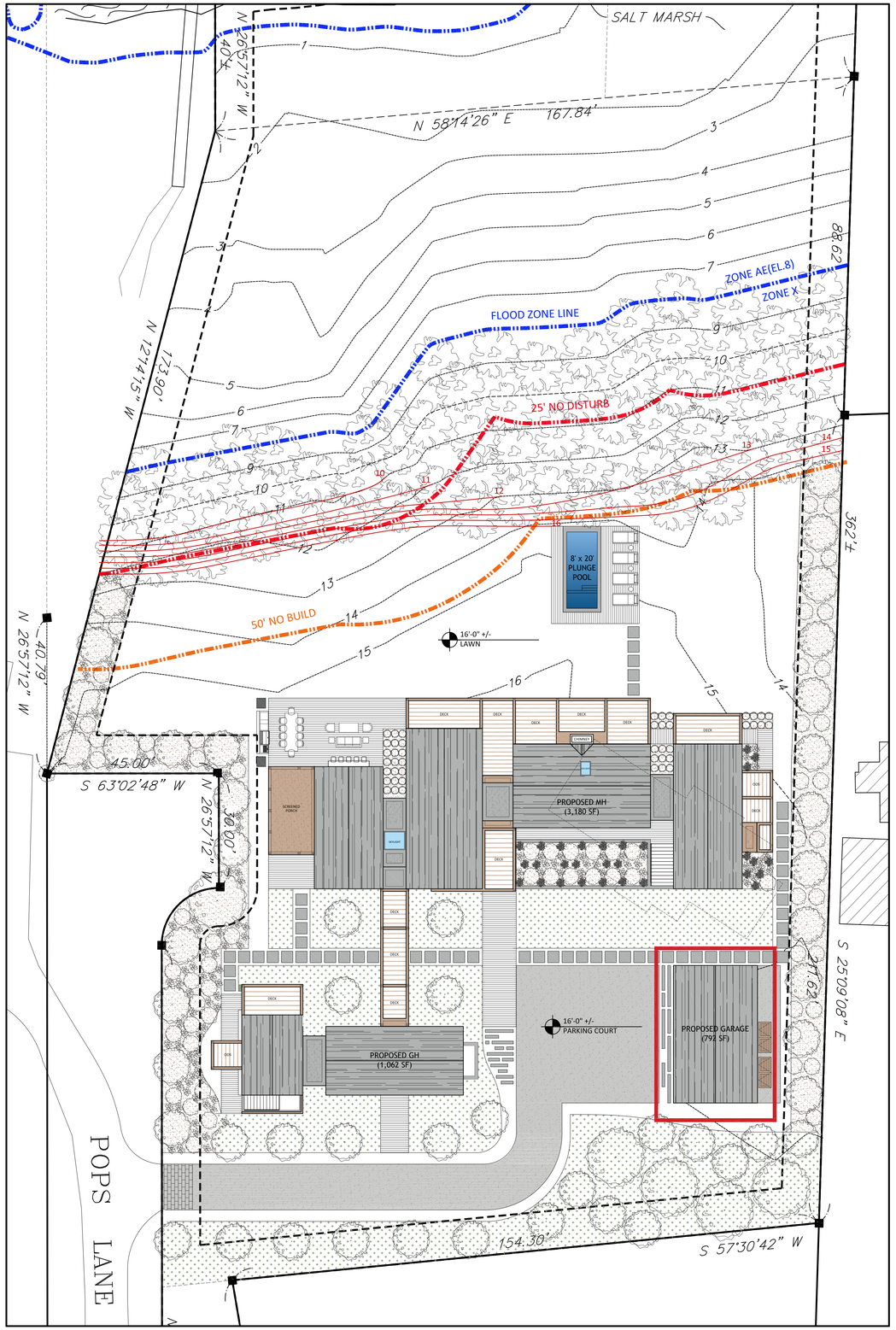
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS + SECTION



SITE PLAN: 1/16" = 1'-0"

MARK CUTONE ARCHITECTURE+

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED GARAGE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

29 AUGUST 2024













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ARCHITECTURE +

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EXISTING CONDITIONS PHOTOS

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3 POPS LANE
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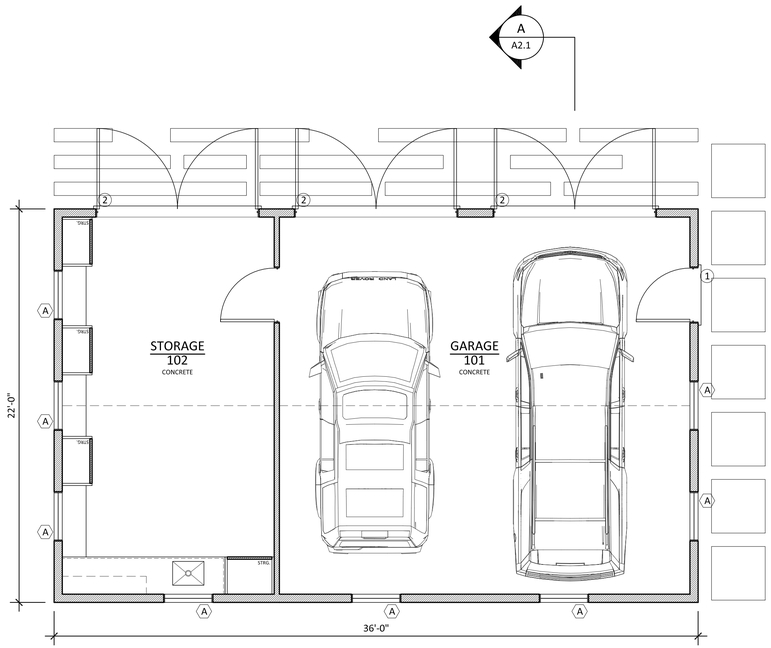
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.2

29 AUGUST 2024



GARAGE FIRST FLOOR PLAN - 792 SF

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	8	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
B	2	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	CUSTOM LEPAGE	R.O.: 3'-0 x 8'-0"	6 LIGHT PATIO DOOR
2	3	CUSTOM GARAGE DOOR	R.O.: 9'-0" x 8'-6"	DOUBLE HINGED GARAGE DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS

MARK CUTONE
ARCHITECTURE +

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NANTUCKET, MA 02554
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MARKCUTONE.COM

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PROPOSED GARAGE

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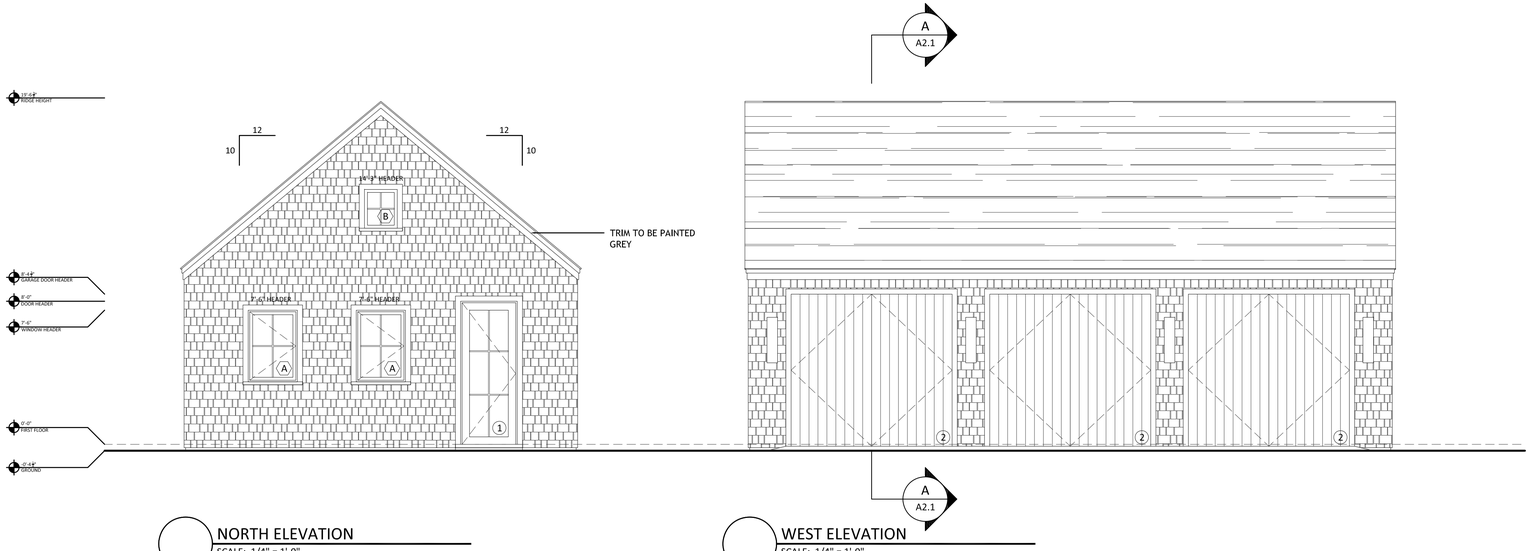
MAP: 60.2.4 PARCEL: 64.1

FIRST FLOOR PLAN

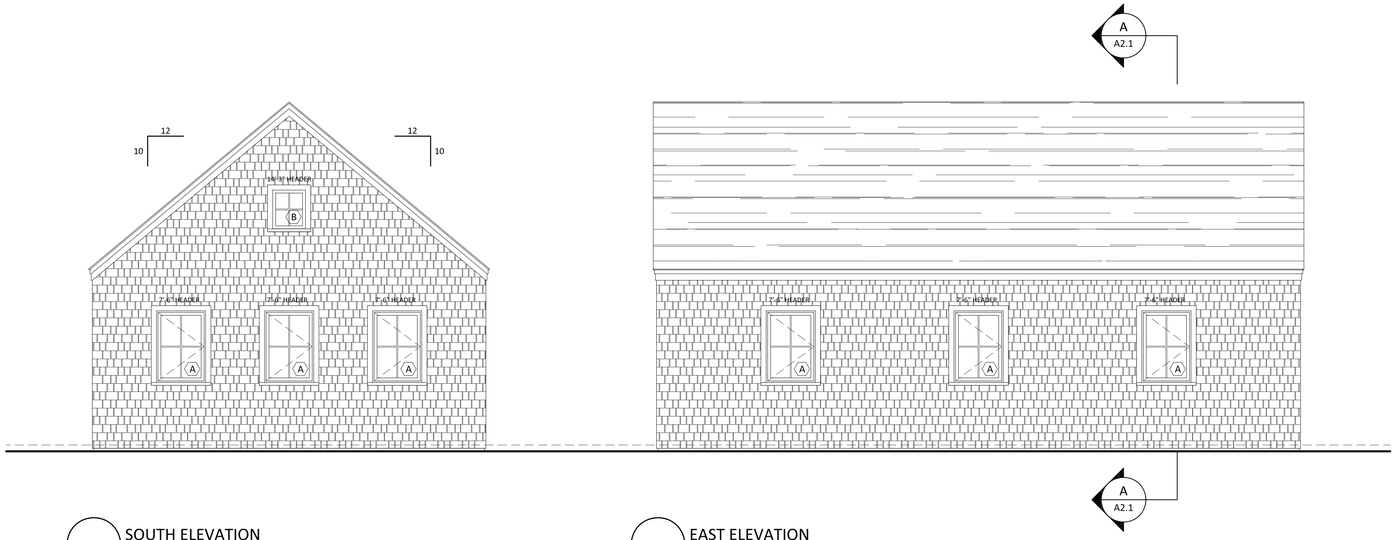
A1.0

29 AUGUST 2024



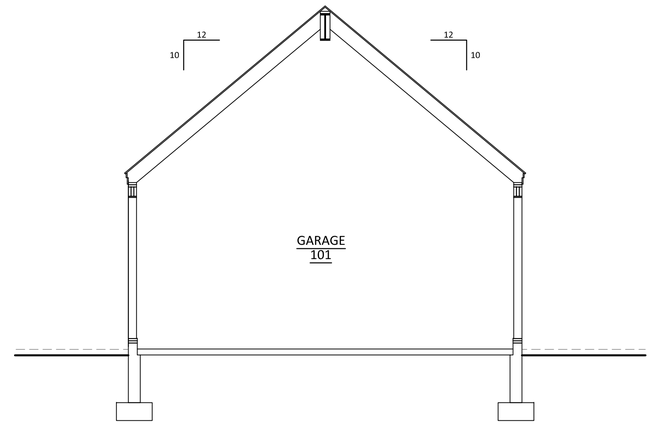
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"



SECTION A-A
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

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508.833.0070

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508.457.6794

PROPOSED GARAGE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS & SECTION

A2.1

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

GH

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60.2.4 PARCEL N°. 64.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 58'-0" Sq. Footage 1st floor: 1,062 SF Decks/Patio: Size: 8'x16' ☒ 1st floor ☐ 2nd floor

Width: 21'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 24" South " East " West "

Height of ridge above final finish grade: North 16'-10 3/16" South " East 17'-8 1/4" West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE DRAWINGS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass 10 /12 Dormer — /12 — Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) RED CEDAR

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY

C. Dimensions: Fascia 7 3/8" Rake 7 3/8" Soffit (Overhang) 1 1/2" Corner boards — Frieze —

Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 8"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front 10-LIGHT 3 SLIDERS Rear 10-LIGHT Side —

Garage Door(s): Type — Material _____

Hardscape materials: Driveways GRAVEL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) CEDAR Roof RED CEDAR

Trim GREY Sash BLACK Doors BLACK

Deck IPE Foundation CONCRETE Fence — Shutters —

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09/03/2024 Signature of owner of record _____ Signed under penalties of perjury

MH + GH + GARAGE

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) CMD

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 09/03/2024

Date

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OVERCREEK LLC
C/O SARA HENDRICKSON
1248 ZIMMER DR
ATLANTA, GA 30306

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5417 BARTLETT STREET
PITTSBURG, PA 15217

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333 MADAKET LLC
33 TAYLOR CROSS WY
BROOKLINE, MA 02445

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ANDERSON NOMINEE TRUST
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27 SPYGLASS LN
PLYMOUTH, MA 02360

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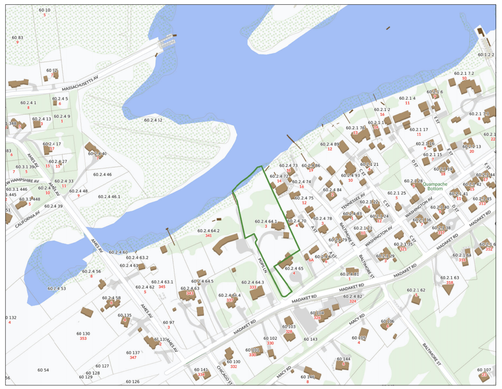
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS



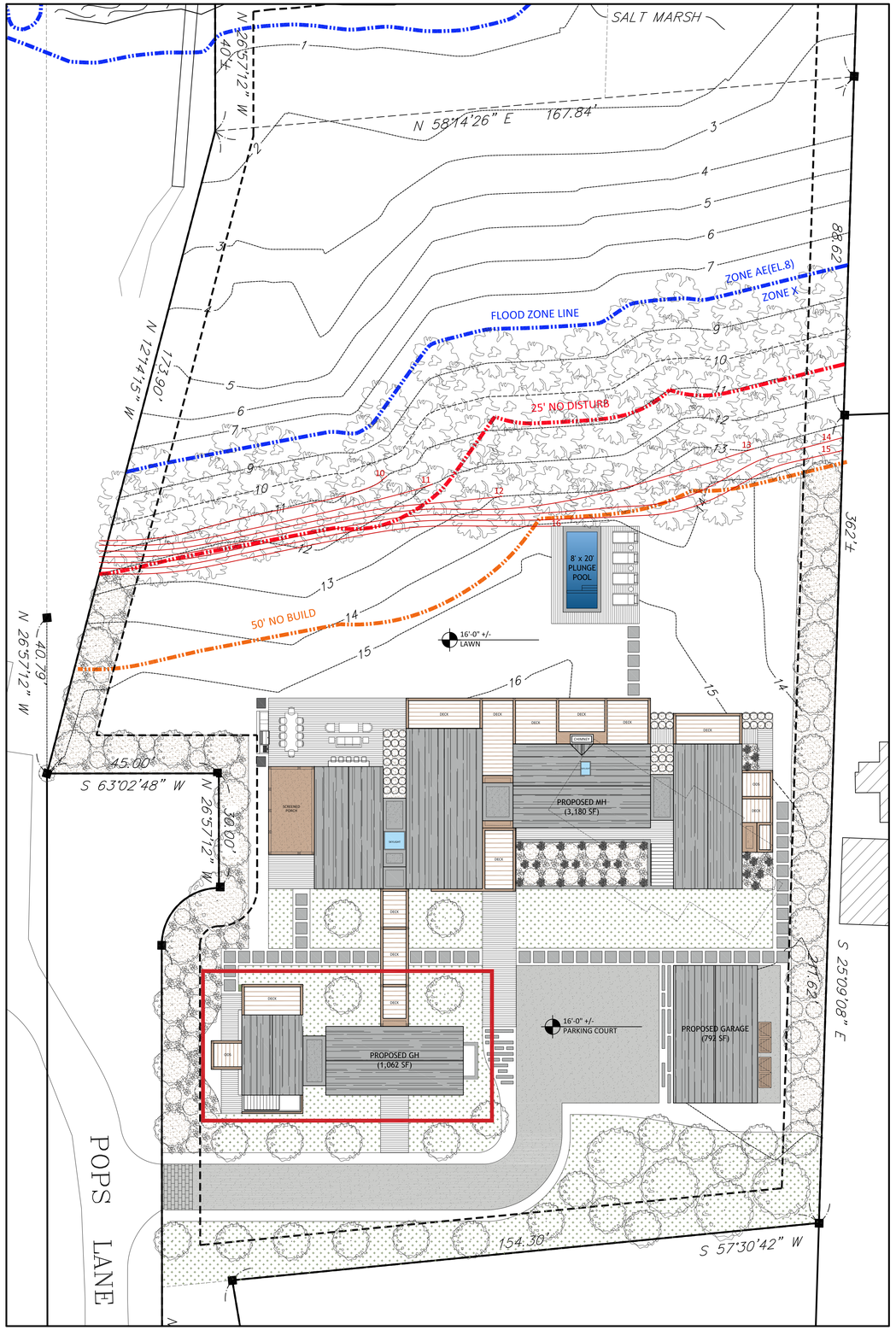
AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN
C1.2 EXISTING PHOTOS

A1.0 BASEMENT PLAN
A1.1 FIRST FLOOR PLAN

A2.1 ALL ELEVATIONS
A2.2 SECTIONS



SITE PLAN: 1/16" = 1'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED GUEST HOUSE

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

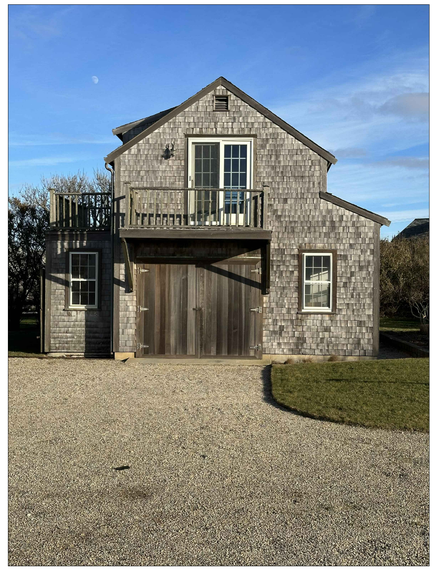
29 AUGUST 2024













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EXISTING CONDITIONS PHOTOS

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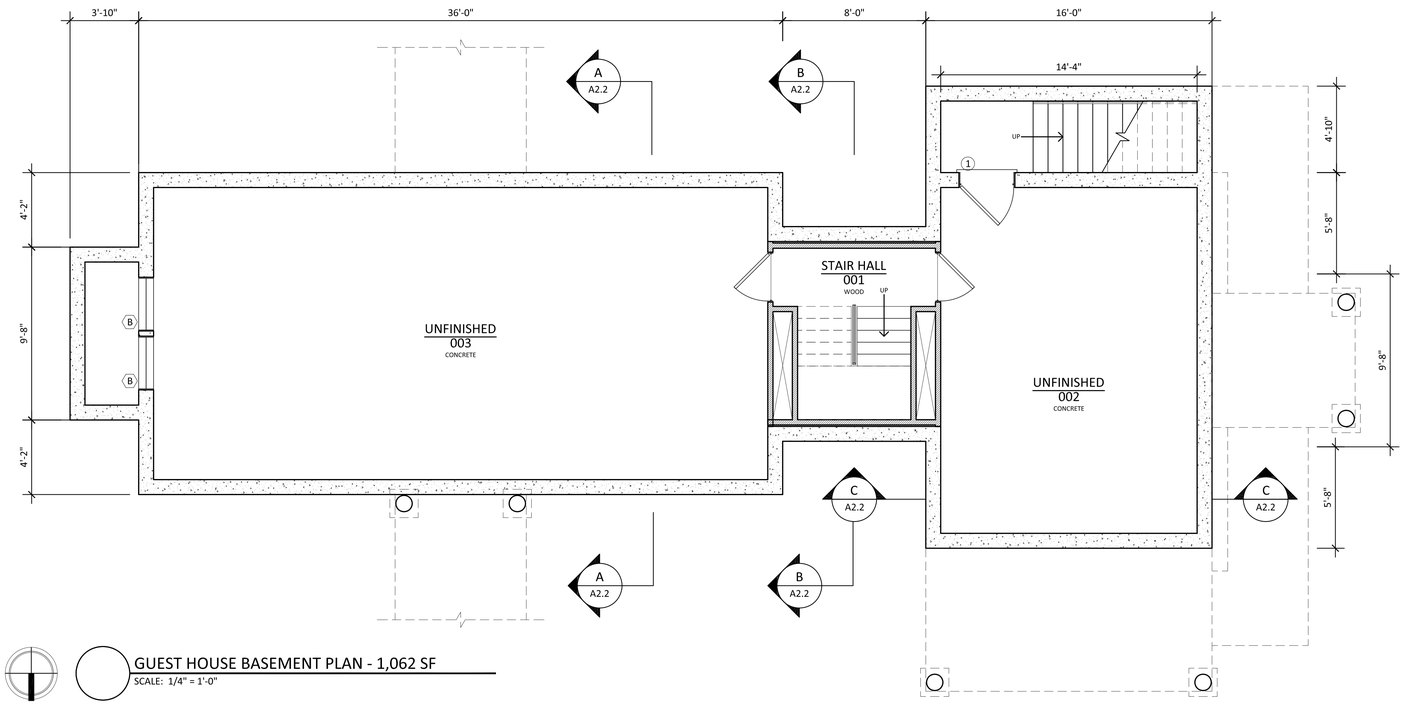
COVER SHEET

C1.2

29 AUGUST 2024



GUEST HOUSE BASEMENT PLAN - 1,062 SF

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
A	4	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT FIXED AWNING WINDOW
B	9	CUSTOM LEPAGE	R.O.: 3'-0" x 6'-0"	2/2 DOUBLE HUNG WINDOW
C	4	CUSTOM LEPAGE	R.O.: 2'-9" x 4'-0"	4 LIGHT OPERABLE AWNING WINDOW
D	5	CUSTOM LEPAGE	R.O.: 1'-10" x 2'-2"	4 LIGHT FIXED AWNING WINDOW
E	2	CUSTOM LEPAGE	R.O.: 5'-5" x 8'-0"	1 LIGHT FIXED AWNING WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	3	CUSTOM LEPAGE	R.O.: 3'-0" x 8'-0"	6 LIGHT PATIO DOOR
2	1	CUSTOM LEPAGE	R.O.: 9'-0" x 8'-0"	18 LIGHT SLIDING PATIO DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS

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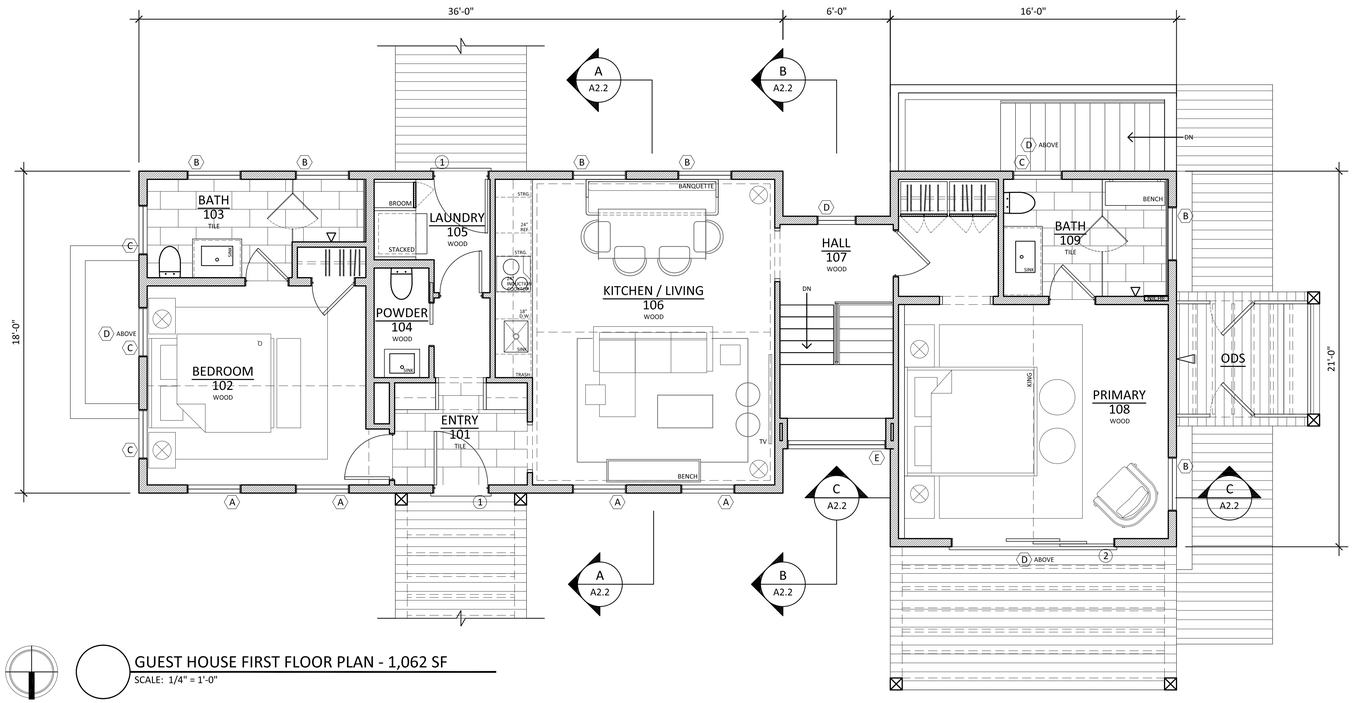
BASEMENT FLOOR PLAN

A1.0

29 AUGUST 2024



GUEST HOUSE FIRST FLOOR PLAN - 1,062 SF

SCALE: 1/4" = 1'-0"

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ARCHITECTURE +

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PROPOSED GUEST HOUSE

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NANTUCKET, MA 02554
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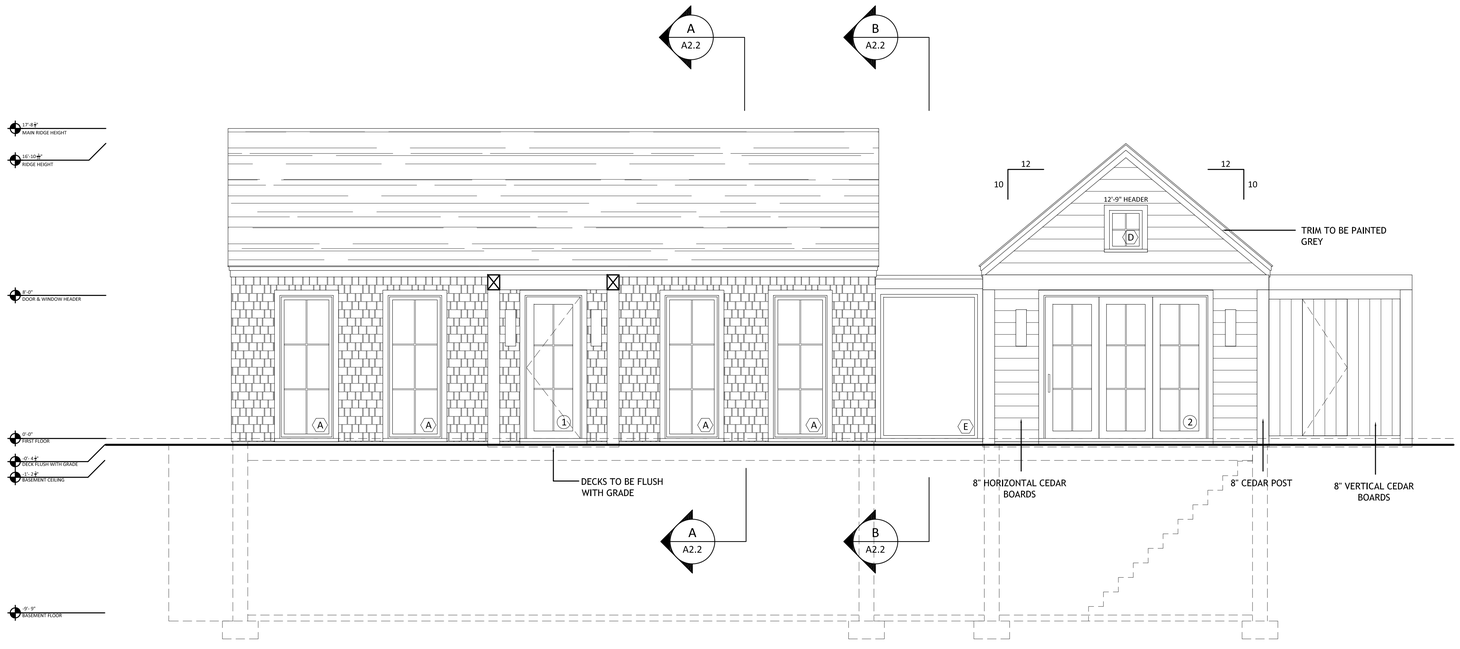
FIRST FLOOR PLAN

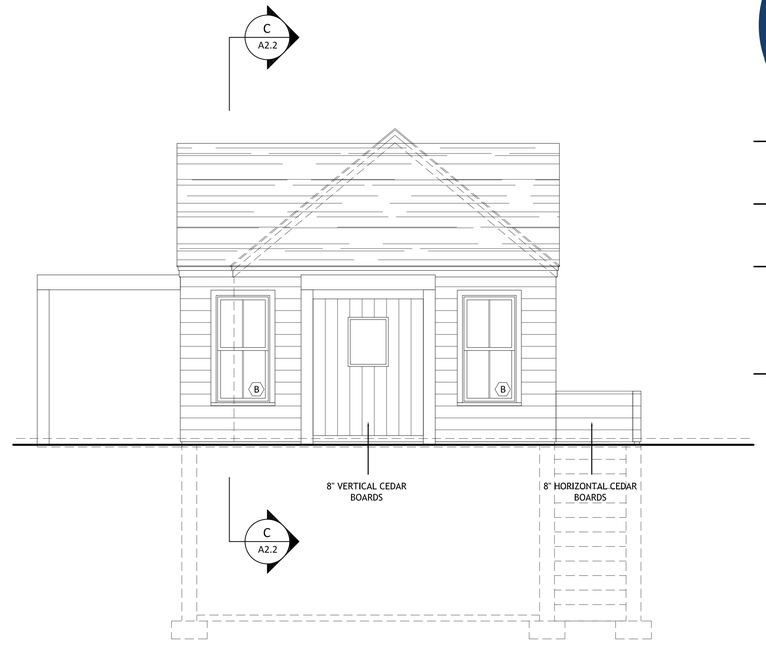
A1.1

29 AUGUST 2024



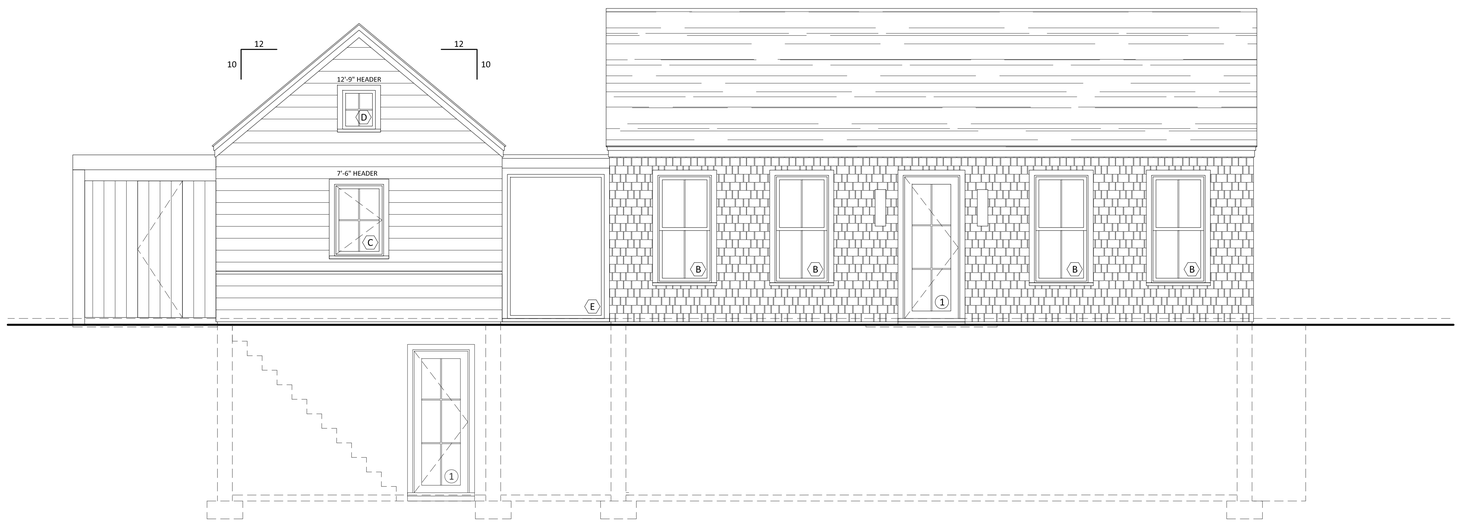
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



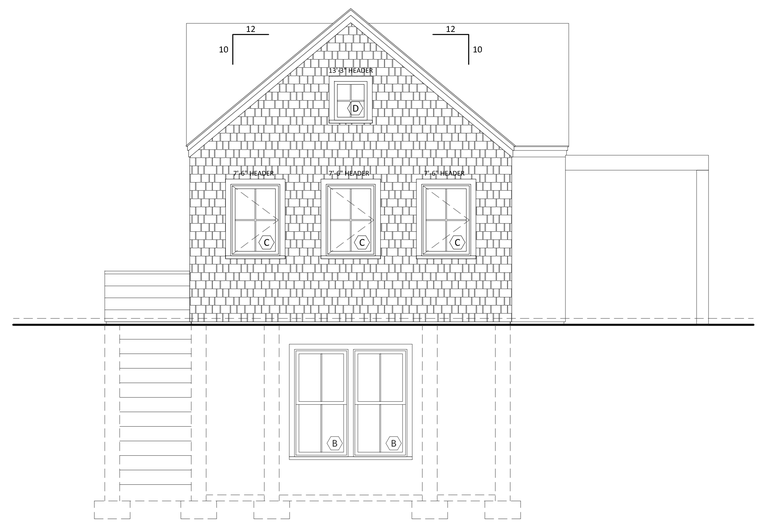
WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

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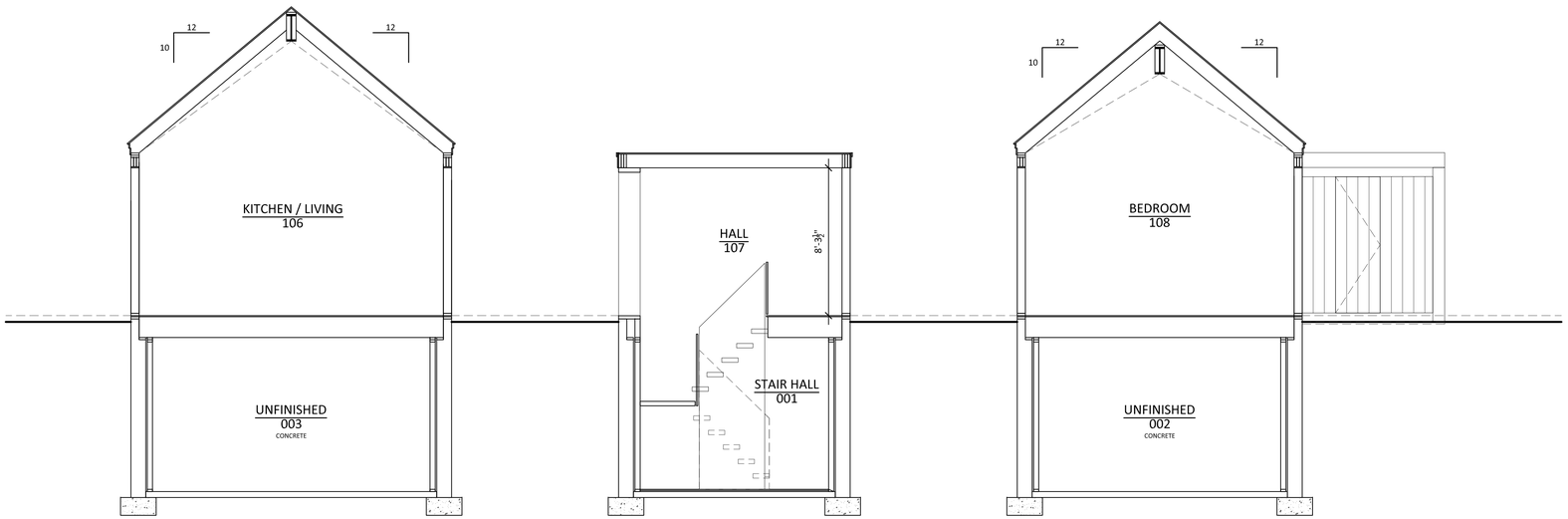
MAP: 60.2.4 PARCEL: 64.1

ELEVATIONS

A2.1

29 AUGUST 2024



SECTION A-A
SCALE: 1/4" = 1'-0"

SECTION B-B
SCALE: 1/4" = 1'-0"

SECTION C-C
SCALE: 1/4" = 1'-0"

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NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

SECTIONS

A2.2

29 AUGUST 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

POOL

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 100.2.4 PARCEL N°. 104.1

Street & Number of Proposed Work: 3 POPS LN.

Owner of record: 3 POPS LANE HOLDING TRUST

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☒ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 20'-0" Sq. Footage 1st floor: —

Width: 8'-0" Sq. footage 2nd floor: —

Sq. footage 3rd floor: —

Decks/Patio: Size: — ☐ 1st floor ☐ 2nd floor

Size: — ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE DRAWINGS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall STONE VENEER Clapboard (if applicable) — Roof —

Trim — Sash — Doors —

Deck IPE Foundation — Fence — Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09/03/2024 Signature of owner of record Nancy Dubon Signed under penalties of perjury

POOL

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings*. All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

✓ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

N/A 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand) CMD

✓ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR 3 POPS LANE HOLDING TRUST

STREET ADDRESS 3 POPS LN. NANTUCKET MA, 02554

MAP/PARCEL 60.2.4 / 64.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/04/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 09/03/2024

Date

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OVERCREEK LLC
C/O SARA HENDRICKSON
1248 ZIMMER DR
ATLANTA, GA 30306

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5417 BARTLETT STREET
PITTSBURG, PA 15217

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333 MADAKET LLC
33 TAYLOR CROSS WY
BROOKLINE, MA 02445

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Nantucket ma 02554

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Todd + Kathleen Manning
Oldmill House Millwall Ascot SL5 7RS

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ANDERSON GRENNAN TRUSTEE
ANDERSON NOMINEE TRUST
P O BOX 5244
NANTUCKET, MA 02554

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WHELDEN REALTY TRUST
14 BALTIMORE ST
NANTUCKET, MA 02554

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TURNER GEORGE M III TR
TURNER MICHELLE J TRUST
27 SPYGLASS LN
PLYMOUTH, MA 02360

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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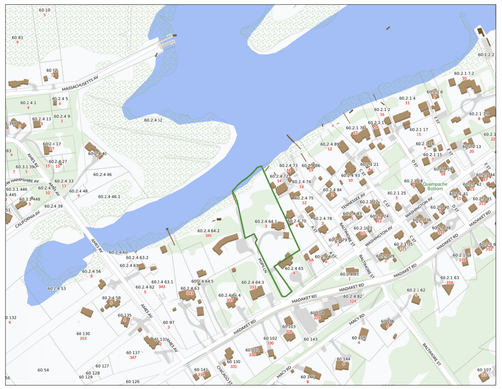
3 POPS LANE - HOLDING TRUST



LOCUS PLAN: NTS

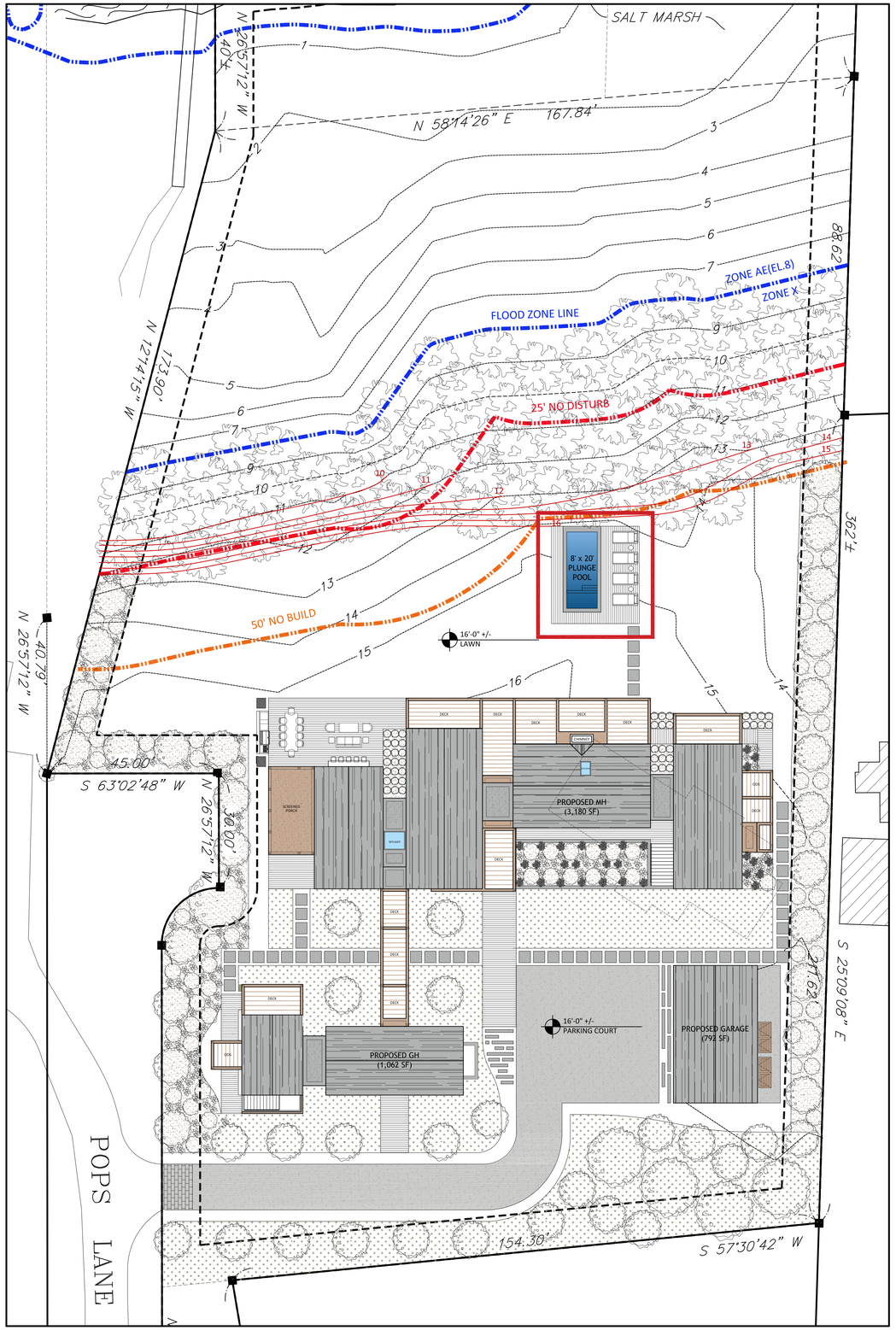


AERIAL VIEW: NTS

DRAWING LIST:

C1.1 SITE PLAN

A1.0 POOL PERSPECTIVE



SITE PLAN: 1/16" = 1'-0"

MARK CUTONE ARCHITECTURE

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

PROPOSED POOL

DUBUC
3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

COVER SHEET

C1.1

29 AUGUST 2024



MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

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PROPOSED POOL

DUBUC

3 POPS LANE
NANTUCKET, MA 02554
MAP: 60.2.4 PARCEL: 64.1

POOL PERSPECTIVE

A1.0

29 AUGUST 2024

BISBANO + ASSOCIATES, INC.

National Grid Building Expansion
32 Bunker Road, Nantucket MA

Cover Letter

Holly Backus, Preservation Planner
Planning and Land Use Department
Town of Nantucket
2 Fairgrounds Road
Nantucket, MA 02554

Dear Ms. Backus,

Please find enclosed our submittal for the Historic District Commission approval for the National Grid Project to add space to the existing garage building at 32 Bunker Road.

Enclosed please find:

- COA completed and signed.
- (3)HDC Waiver 10 Day Hearing Requirement
- (3) Full sets of drawings
- (3)COA at 8-1/2" x 11"
- (3)Locus Map
- (3) Photos of building from 3 views, labelled to describe location.
- Check for $104

Thank you,

Sheila Craig, Project Architect

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of ALL work must be indicated on application form.
X	2.	**Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee**: See back of application for fee schedule or call the office.
X	4.	**Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
X	5.	**Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
X	7.	**Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

	1.	**Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
	2.	**Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
	3.	**As-Built Plans (1copy):** of existing elevations
	4.	**Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
	5.	**Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
	6.	**Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
(initial to indicate read and understand)	7.	***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
	9.	**Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Bruce Bisbano

AS AGENT FOR JLL / NATIONAL GRID

STREET ADDRESS 32 Bunker Road

MAP/PARCEL 78 2.7

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 8/30/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/24/24
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 78 PARCEL N°. 2.7

Street & Number of Proposed Work: 32 Bunker Road - Addition

Owner of record: Nantucket Electric Company

Mailing Address: 40 Sylvan Road
Waltham, MA 02451-7286

Contact Phone #: 857-319-3871 E-mail: NICOLAS.TIMPERIO @JLL.com

AGENT INFORMATION (if applicable)

Name: Bruce Bisbano, Sheila Craig

Mailing Address: Bisbano + Associates 188 Valley St Ste 100
Providence, RI 02909

Contact Phone #: 401-305-3077 E-mail: scraig@bisbano.com
401-442-6180 Bruce@bisbano.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: — Sq. Footage 1st floor: 520 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
(2) 9'6" x 25' Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
+ 8'or 5' x 48' Additions on 2 sides Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation 220 SF SINGLE STORY HGT ADDITION TO GARAGE FOR STORAGE
2. South Elevation
3. West Elevation 300 SF HIGH ADDITION TO GARAGE BAYS FOR INCREASE SIZE OF TRUCKS.
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Metal to Match Existing

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer — Rough Opening _____ Size _____ Location _____
Manufacturer — Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ Metal to match existing building (as close as possible)
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other Metal
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other None
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front 1/2 Glass Mtl door Rear _____ Side _____
Garage Door(s): Type Overhead Material Metal

Hardscape materials: Driveways Asphalt patch Walkways — Walls —

* Note: Complete door and window schedules are required.

COLORS

Sidewall Siding to match existing Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/28/24 Signature of owner of record Daniel B Prince Signed under penalties of perjury

32 Bunker Road



Property Information

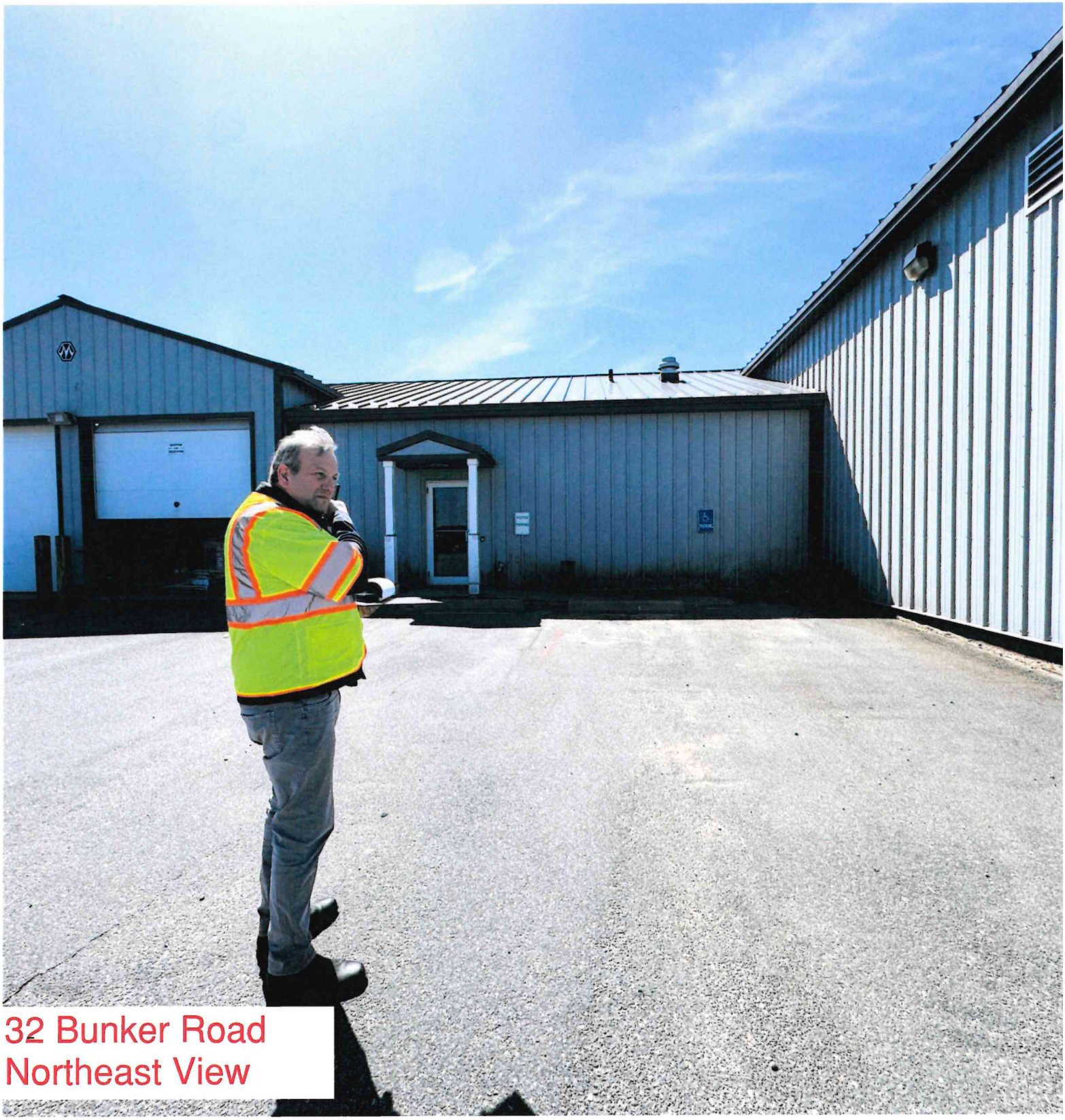
Property ID	7282
Location	32 BUNKER RD
Owner	NANTUCKET ELECTRIC COMPANY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

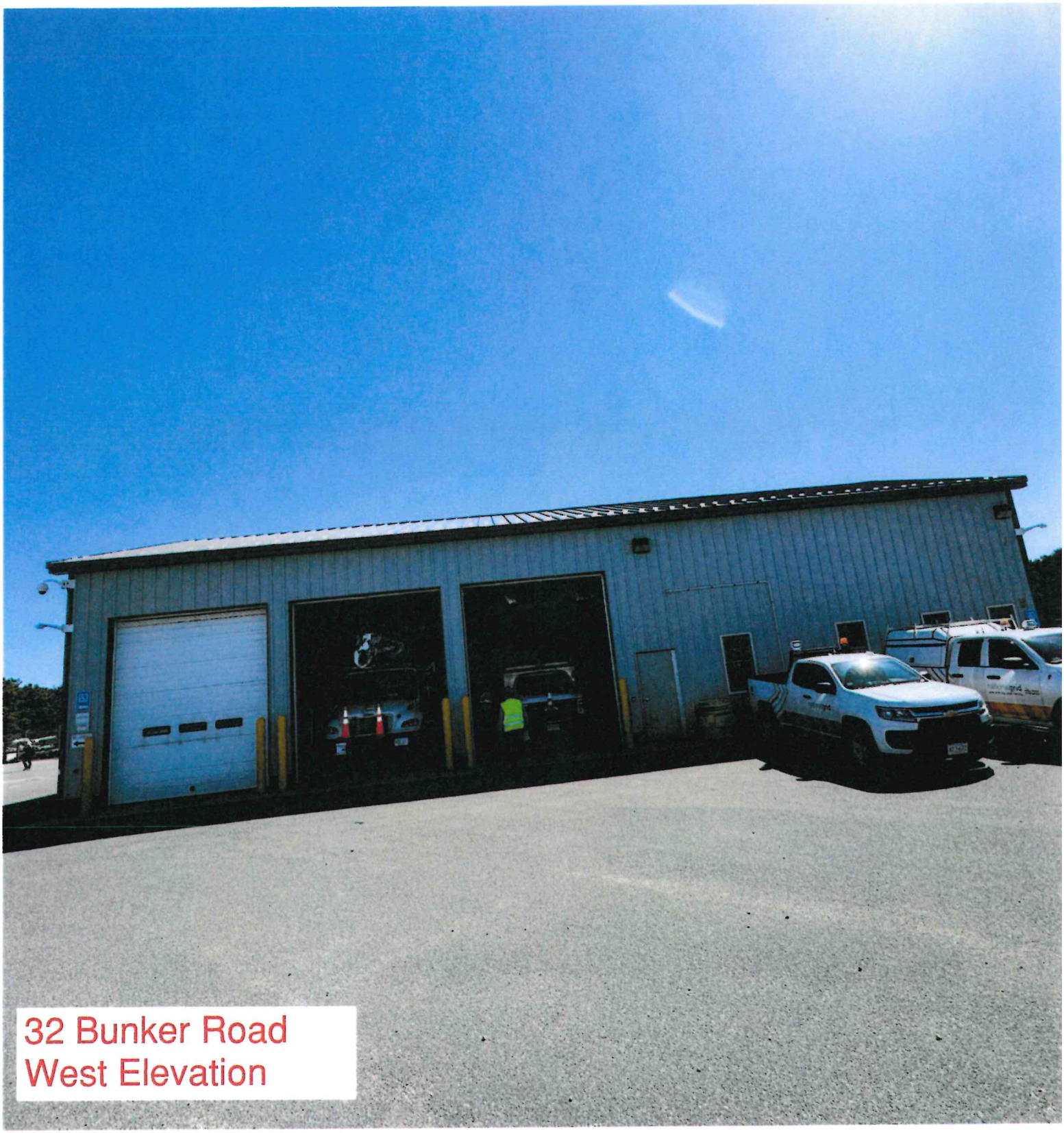
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



32 Bunker Road
Northeast View


32 Bunker Road
North Elevation



32 Bunker Road
West Elevation



HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

BISBANO AND ASSOCIATES INC
188 VALLEY ST STE 100
PROVIDENCE, RI 02909

DATE Aug. 21, 2024

PAY TO THE ORDER OF Town of Nantucket $

One hundred and four dollars & 00/100 DOLLARS

Santander
Santander Bank, N.A.

FOR HDC - National Grid

⑈007232⑈ ⑆231372691⑆ 953572529 7⑈

nationalgrid

NATIONAL GRID BUILDING ADDITION

SITE NAME: BUNKER ROAD
SITE ADDRESS: 32 BUNKER ROAD, NANTUCKET, MA.

ISSUE TYPE: TOWN OF NANTUCKET DESIGN REVIEW



LOCATION MAP
N.T.S.

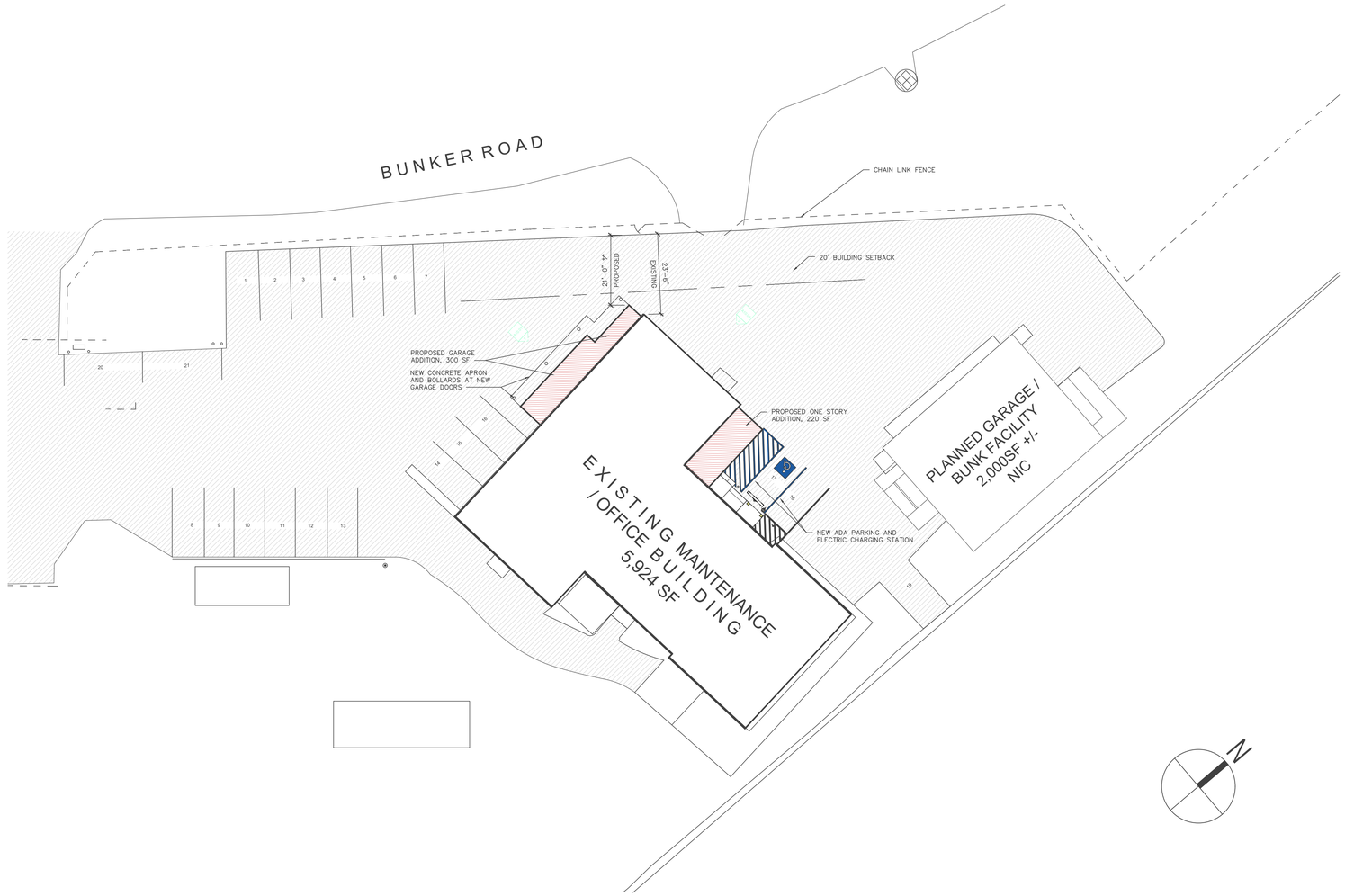
N

BISBANO Project No.: 2024.033

BISBANO + ASSOCIATES, INC.
188 VALLEY STREET, SUITE 100 PROVIDENCE, RI 02909-2468
PH 401.404.8310 WWW.BISBANO.COM

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

ARCHITECT
BISBANO + ASSOCIATES, INC.
RISING SUN MILLS, 188 VALLEY STREET, STE. 100
PROVIDENCE, RI 02909-2468
OFFICE: 401.404.8310
CONTACT: BRUCE BISBANO



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

CURRENT ZONING CLASSIFICATION:
Commercial Industrial

DESCRIPTION	REQUIRED	EXISTING/PROPOSED
MINIMUM LOT SIZE:	15,000 SF	136,683+/- S.F.
MINIMUM FRONTAGE:	75 FT.	643.75 FT.
FRONT YARD SETBACK:	20 FT.	21'
REAR YARD SETBACK:	10 FT/0 FT	10 FT/227+/- FT

BUILDING SIZE AND ADDITION:

EXISTING MAIN BUILDING AREA:	5,928 SF
ADDITIONS TO EXISTING BUILDING (FRONT AND BACK)	520 SF
TOTAL SQUARE FOOTAGE EXISTING BUILDING(GROUND FLOOR AREA)	6,448 SF
AUXILIARY BUILDING GROUND FLOOR AREA – GARAGE AND BUNK BUILDING (BY OTHERS):	2,000 SF

REAR YARD SETBACK:	10 FT/0 FT	10 FT/227+/- FT

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

B I S B A N O + A S S O C I A T E S , I N C .
100 VALLEY STREET, SUITE 100 PROVIDENCE, RI 02909-5499
PH 401.454.8310 WWW.BISBANO.COM

32 BUNKER ROAD
NANTUCKET, MA

PROPOSED SITE PLAN

ISSUE TYPE: NANTUCKET DESIGN REVIEW	REVISED:
ISSUE DATE: 08/20/2024	
DRAWN BY: SHC	
SCALE: 1/16"=1'-0"	
B+A PROJECT NO: 2024.033	

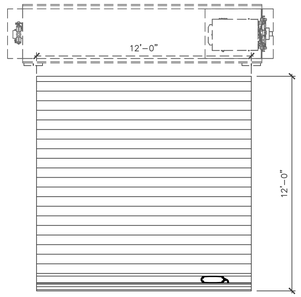
S00.01

DOOR, FRAME & HARDWARE GROUP SCHEDULE

ASSEMBLY			DOOR					FRAME										
NUMBER	LOCATION	TYPE	DIMENSIONS			MATERIAL	FINISH	TYPE	MATERIAL	FINISH	DETAILS			FIRE RATING	TEMP RISE	SMOKE LABEL	HARDWARE SET	REMARKS
			WIDTH	HEIGHT	THICKNESS						HEAD	JAMB	SILL					
FIRST FLOOR																		
101	STORAGE	1	12'-0"	12'-0"	1"	–	–	–	–	–	–	–	–	–	–	–	–	–
102	STORAGE	1	12'-0"	12'-0"	1"	–	–	–	–	–	–	–	–	–	–	–	–	–
103	STORAGE	1	12'-0"	12'-0"	1"	–	–	–	–	–	–	–	–	–	–	–	–	–

DOOR TYPE

SCALE: 3/8" = 1'-0"



TYPE 1

CORNELL COOKE, SGH MOTOR OPERATED ROLLING DOOR

MOTOR SPECIFICATIONS:

½ HP MOTOR TO INCLUDE A TOTALLY ENCLOSED FAN COOLED (TEFC) MOTOR REMOVABLE WITHOUT RESETTING OF LIMIT SWITCHES, REVERSING MAGNETIC CONTROLLER IN NEMA 1 ENCLOSURE, SPUR GEAR BOX FOR DRIVE REDUCTION, ELECTRIC BRAKE AND AN AUXILIARY CHAIN OPERATOR. INCLUDES MAGNETIC CONTRACTORS, UL LISTED THERMAL OVERLOAD PROTECTION, ROTARY LIMIT SWITCHES, SAFETY EDGE CIRCUIT AND TRANSFORMER WITH 24 VOLT CONTROL SECONDARY, DELAY ON REVERSE, AND A DOOR CLOSING WARNING SIGNAL. PRE-WIRED TO A TERMINAL BLOCK USING COLOR CODING OF THE WIRES TO FACILITATE TROUBLESHOOTING. A MINIMUM CLEARANCE OF 15" IN FRONT OF MOTOR IS REQUIRED FOR CONTROL ACCESS.

MIAMI – DADE COUNTY APPROVED. NOA 23-0406-08

DOOR IS DESIGNED TO WITHSTAND MAXIMUM WINDLOAD OF ±65 P.S.F.

DOOR IS RATED FOR A LARGE MISSILE IMPACT OF 80 F.P.S. MAXIMUM

ELECTRICAL EQUIPMENT LIST

1 – THREE BUTTON PUSH BUTTON STATION 'OPEN-CLOSE-STOP' IN NEMA 1 ENCLOSURE, SURFACE MOUNTED.
1 – MODULE GW40-05-1(REQ'D W/ (2) MONITORED ENTRAPMENT DEVICES)
1 – EXTRA LIMIT SWITCH AT OPEN & CLOSE, W/WIRE LEADS.
1 – TELCO UL325 LIGHT CURTAIN.
1 – BRINK ALERT KIT W/DSK 5-2.
1 – ELECTRIC SENSING EDGE.
1 – SMARTSYNC WIRELESS, FAILSAFE SENSING EDGE KIT.

CURRENT CHARACTERISTICS:

460 V 3 PH 60 HZ 0.5 FLA

ELECTRICAL CURRENT MUST BE VERIFIED IN WRITING BEFORE JOB IS RELEASED FOR MANUFACTURE; CURRENT VERIFIED AND FOUND CORRECT. OPERATOR BRACKET BRACING REQUIRED, UNLESS OPERATOR IS WALL MOUNTED.

SIGNED:

BOTTOM BAR LOCKING:

NONE

QUANTITY: 3

MATERIAL & FINISH: (**ULTRA POWDER COAT BOTH SLATS**)

FRONT SLAT– GALVANIZED STEEL, PHOSPHATIZED, POLYESTER POWDER COATING, COLOR VERIFY POWDER

BACK SLAT – GALVANIZED STEEL, PHOSPHATIZED, POLYESTER POWDER COATING, COLOR VERIFY POWDER

BOTTOM BAR– STRUCTURAL STEEL, POLYESTER POWDER COATING, COLOR VERIFY POWDER

GUIDES – STRUCTURAL STEEL, POLYESTER POWDER COATING, COLOR VERIFY POWDER

HOOD – GALVANIZED STEEL, PHOSPHATIZED, POLYESTER POWDER COATING, COLOR VERIFY POWDER

PLAIN STEEL – POLYESTER POWDER COATING, COLOR VERIFY POWDER

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

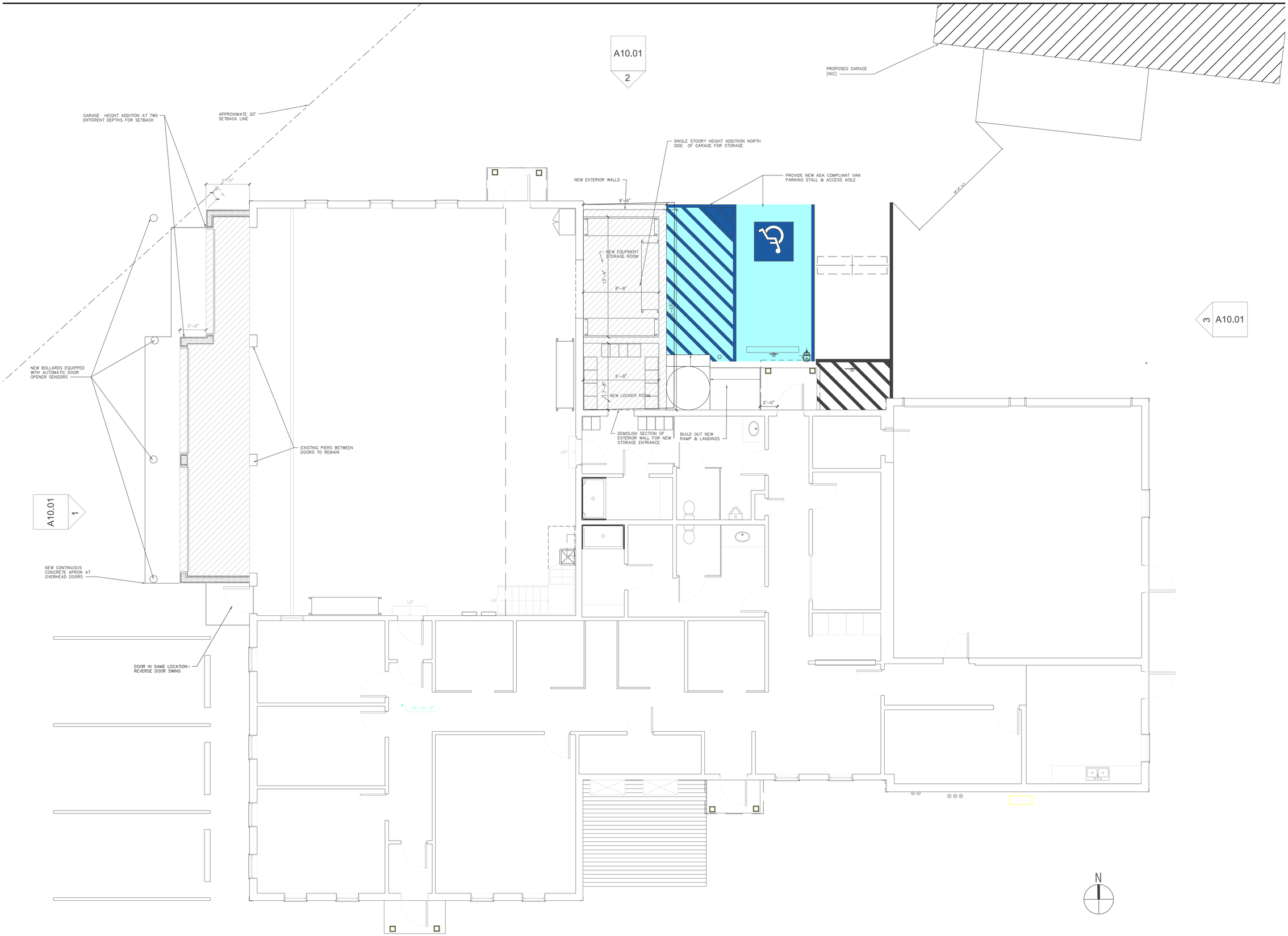
BISBANO + ASSOCIATES, INC.
188 VALLEY STREET, SUITE 100 PROVIDENCE, RI 02909-2468
PH 401.404.8310 WWW.BISBANO.COM

nationalgrid

32 BUNKER ROAD
NANTUCKET, MA

DOOR & HARDWARE SCHEDULE

ISSUE TYPE: NANTUCKET DESIGN REVIEW	REVISED:
ISSUE DATE: 08/20/2024	
DRAWN BY: SHC	
	SCALE: N/A
	B+A PROJECT NO: 2024.033
	A00.30



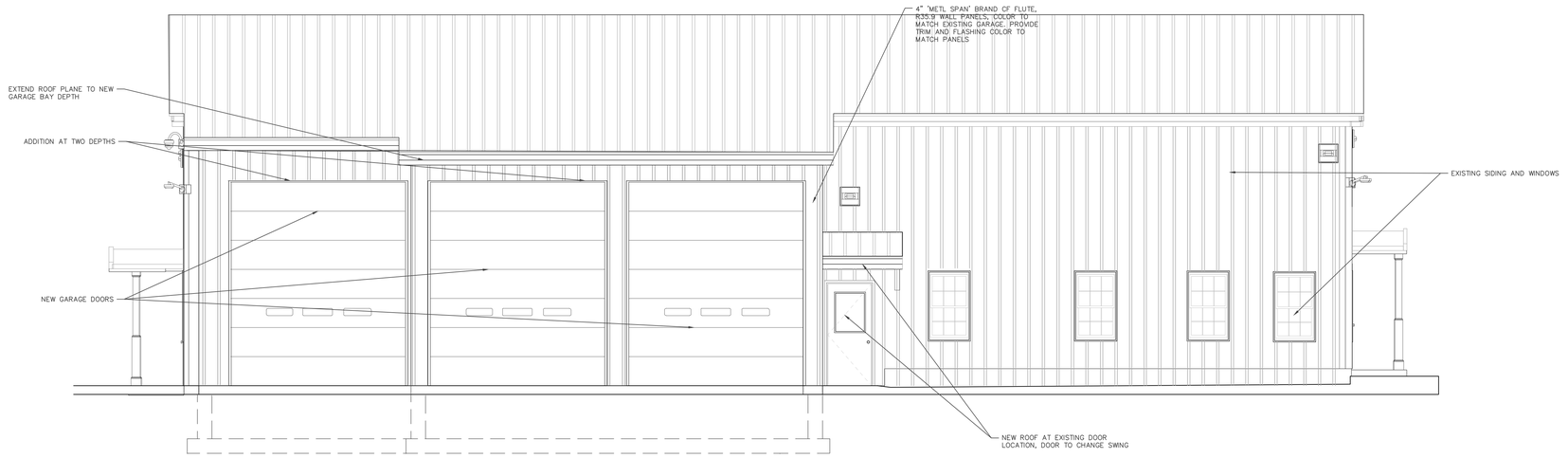
ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

BISBANO + ASSOCIATES, INC.
196 VALLEY STREET, SUITE 100
PH 401.454.6910
PROVIDENCE, RI 02909
WWW.BISBANO.COM

32 BUNKER ROAD
NANTUCKET, MA

1ST FLOOR PLAN

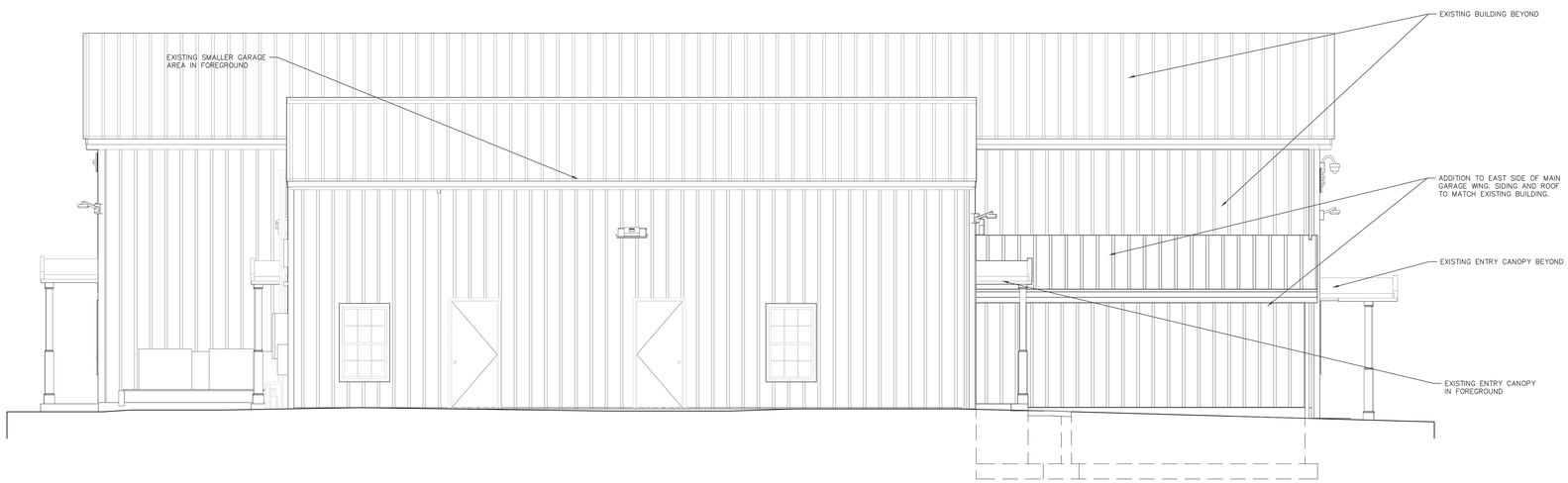
ISSUE TYPE: NANTUCKET DESIGN REVIEW	REVISED:
ISSUE DATE: 08/20/2024	
DRAWN BY: SHC	
	SCALE: AS NOTED
	B+A PROJECT NO: 2024.033
	A01.01



1 WEST ELEVATION –MAIN GARAGE ENTRY
SCALE: 1/4" = 1'–0"



2 NORTH ELEVATION –MAIN ENTRANCE
SCALE: 1/4" = 1'–0"



3 EAST ELEVATION
SCALE: 1/4" = 1'–0"

ARCHITECTURE
INTERIOR ARCHITECTURE
SPACE PLANNING
FACILITIES MANAGEMENT
PROJECT MANAGEMENT

B I S B A N O + A S S O C I A T E S , I N C .
100 VALLEY STREET, SUITE 100 PROVIDENCE, RI 02909-2488
PH: 401.454.5510 WWW.BISBANO.COM

32 BUNKER ROAD
NANTUCKET, MA

EXTERIOR ELEVATIONS

ISSUE TYPE: NANTUCKET DESIGN REVIEW	REVISED:
ISSUE DATE: 08/20/2024	
DRAWN BY: SHC	
SCALE: 1/8" = 1'–0"	
B+A PROJECT NO: 2024.033	

A10.01

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

LASOTA,

REQUIRED WITH ALL APPLICATIONS:

Full Size	8.5x11	Digital File	
☑	☑	☑	1. **Completed Application Form:** Description of ALL work must be indicated on application form.
☑	/	/	2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
☑	/	/	3. **Application Fee:** See back of application for fee schedule or call the office.
☑	☑	☑	4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
☑	☑	☑	5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.
	☑		6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
			7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
		☑	8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

Not Applicable			1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
☑	☑	☑	2. **Exterior Elevations and Floor Plans (3 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
Not Applicable			3. **As-Built Plans (1copy):** of existing elevations
Not Applicable			4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
Not Applicable			5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
☑	☑	☑	6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
K M			7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***
/	☑	☑	8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
Not Applicable			9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**
/	☑	☑	This Checklist + Waiver of HDC 10 Day Hearing Requirement

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 303/4

Street & Number of Proposed Work: 8 Maple Lane

Owner of record: Stephen + Kathy Lascia

Mailing Address: 610 Fairway Terrace
Naples, Fl 34103

Contact Phone #: 203 257 7610 E-mail: Lascia44@gmail.com

AGENT INFORMATION (if applicable)

Name: Christopher Meyna

Mailing Address: 2A Blueberry Ln.
Nantucket, MA 02554

Contact Phone #: 508 525 5500 E-mail: ChrisMeyna@dreamlinemodular.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 184.80

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☒ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22' Sq. Footage 1st floor: 462 Decks/Patio: Size: 3'6 x 5' ☐ 1st floor ☒ 2nd floor
Width: 21' Sq. footage 2nd floor: 462 Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 23'11" South 23'11" East 23'11" West 23'11"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 9" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass _____/12 Dormer 5 /12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles All ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other Painted White

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other Painted White

C. Dimensions: Fascia 8 Rake 10" Soffit (Overhang) 6" Corner boards 6" Frieze 8"
Window Casing 10" Door Frame 10" Columns/Posts: Round — Square —

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear Millwork Specialties Side _____

Garage Door(s): Type Upstate Door Overhead Material Painted White Cedar

Hardscape materials: Driveways Shells Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Cedar Shingles Clapboard (if applicable) _____ Roof Red Cedar

Trim White Sash White Doors White

Deck Mahogany Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/3/24 Signature of owner of record Kathy Lascia Signed under penalties of perjury

SOUTH
FRONT ELEVATION



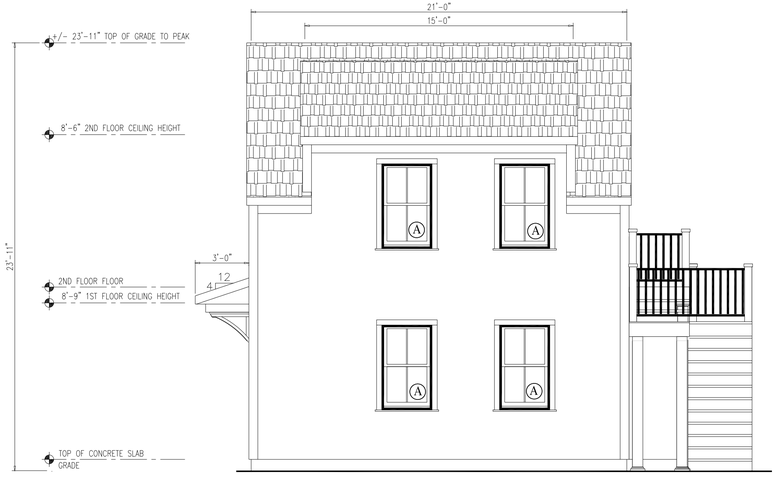
WEST
LEFT ELEVATION



NORTH
REAR ELEVATION



EAST
RIGHT ELEVATION



NOTES:
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

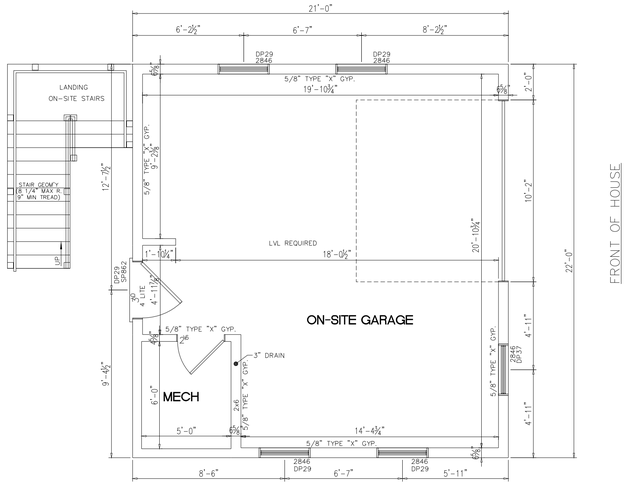
PROJECT:
45315
2ND FLOOR

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 8/23/24
SCALE: 1/4"=1'-0"
FILENAME: 45315 PD

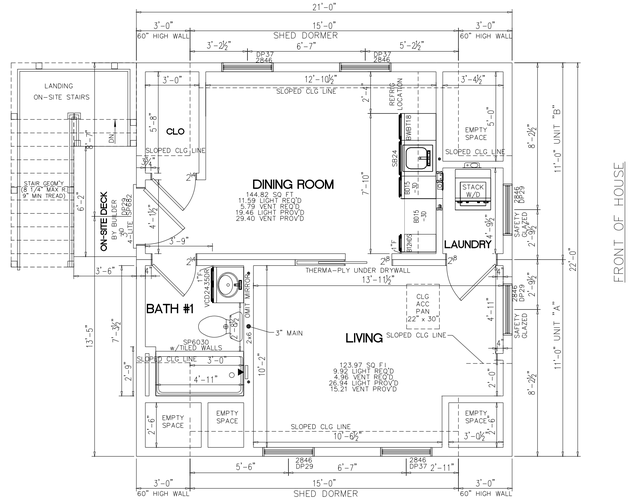
SHEET:
ELEV-

FIRST FLOOR PLAN



- 1ST FLOOR GARAGE IS ON-SITE BY BUILDER
- THE BUILDER IS RESPONSIBLE FOR ALL FIRE RATING BETWEEN THE GARAGE AND LIVING SPACE
- THE WALLS ARE SITTING ON A "ON-GRADE CONCRETE SLAB"

SECOND FLOOR PLAN



NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" CLG HT.
3. 2x10 SPF #2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES DOUBLE HUNG WINDOWS
6. BASED ON 140 VULT MPH WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD

FOUNDATION



SQUARE FOOTAGE:

FIRST FLOOR:	462	SQ. FT.
SECOND FLOOR:	462	SQ. FT.
BONUS ROOM:	NA	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:		SQ. FT.
OVERALL SIZE	22'-0"x21'-0"	
MODEL:	2ND FLOOR	

DOOR/WINDOW SCHEDULE

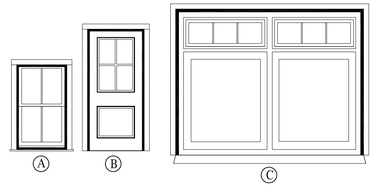
DOOR/WINDOW SCHEDULE

WINDOWS - ANDERSEN 400 SERIES

MANUF. CODE	LOCATION	ROUGH OPENING	MANUFACTURER	TYPE	"U"	AREA	SQ. FT. LIGHT	SQ. FT. VENT
2846	A	34 1/8" X 56 7/8"	ANDERSEN 400	DH WINDOW	.28	13.28	8.98	5.07

DOORS

SP682	B	38 3/4"x82 3/4"	MILLIKEN MILLWORK	36" CRAFTSMAN DOOR	.16	22.3	1.5	19.26
GARAGE DOOR	C	10'-0"x8'-0"	UPSTATE DOOR					



8 MAPLE LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

CUSTOMER/PROJECT:
LASOTA

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

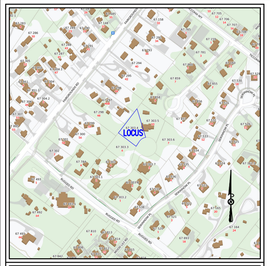
MODIFICATIONS

PROJECT:
45315
2ND FLOOR

TITLE:
FLOOR PLANS
FOUNDATION
DR/WIN SCHEDULE

DRAWN BY: DLN
DATE: 8/23/24
SCALE: 1/4"=1'-0"
FILENAME: 45315 PD

SHEET:
PLAN -



LOCUS MAP SCALE: NOT TO SCALE

PLAN NOTES

1. EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON MAY 17, 2021 AND AUGUST 11, 2021 AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
2. ELEVATIONS ARE REFERENCED TO NAVD88.
3. THE SITE IS NOT LOCATED WITHIN ANY KNOWN FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF NANTUCKET FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY–PANEL NUMBER 250230 0089 G (MAP EFFECTIVE DATE JUNE 9, 2014).
4. THIS PLAN IS FOR HDC PERMITTING PURPOSES ONLY AND SHOULD NOT BE UTILIZED FOR CONSTRUCTION PERMITS.

N/F
46 FAIRGROUNDS ROAD CONDOMINIUM

MASTER DEED BK.967/PG.258
PLAN BK.18/PG.57
PLAN NO. 2005–46

MAP 67 LOT 297

N/F
SUSAN D. MILLER LIFE ESTATE

DEED BK.1928/PG.212
PLAN BK.18/PG.57

MAP 67 LOT 296

LAND COURT PLAN 40995–C

LOT 6

LOT 5

LOT 7

11.0'
22.0'
30.0'
DECK
18.9'
17.0'
30.0'
30.0'
STEPS TO BASEMENT
25.0'
5.0'
10.0'
UNDERGROUND SHOWER
13.8'
25.0'
25.8'
DECK
13.0'
5.0'
PROPOSED DWELLING
(2,020± S.F.)
PROPOSED GARAGE
(462 ± S.F.)
21.0'
22.3'
30.5'
25.8'
2.0'
22.0'
10.3'
PORCH
37.3'
9.47'
14.00'
12.87'
WHITE CRUSHED SHELL DRIVEWAY
R26'
R12'
33.56'

EXISTING CURB CUT & SIDEWALK TO REMAIN UNCHANGED

MAPLE LANE

SCALE: 1" = 10'
0 5 10 20 40

ZONE: SR–20

CATEGORY	REQUIRED
MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	30 FT.
SIDE YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
MAX. GROUND COVER RATIO	12.5% (2,500 S.F.)

HENDERSON CONSULTING SERVICES
Professional Civil Engineering & Land Planning
P.O. Box 626, Lexington, MA 02420
(774) 993-9903 hcscivil@gmail.com

PROJECT:

HDC SITE PLAN
8 MAPLE LANE
ASSESSOR'S ID 67-3034
NANTUCKET, MASSACHUSETTS

OWNER:

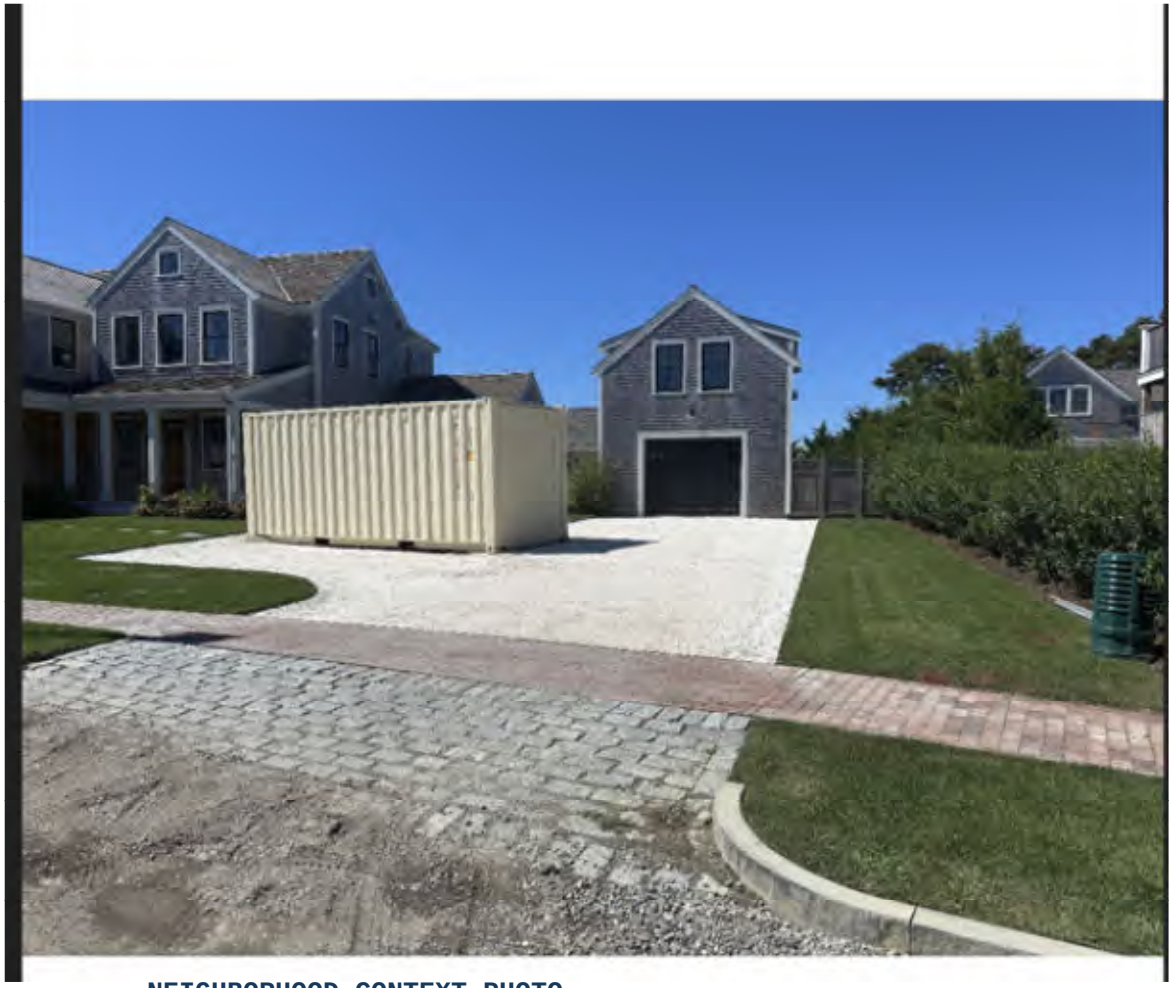
DRAWN BY: SCOTT P. HENDERSON, PE	PROJECT: 8 MAPLE
SCALE: 1"=10'	ISSUE DATE: 8/16/2024
REVISION:	
REVISION:	

DRAWING TITLE: Site Layout Plan

SHEET #: 1 of 1

Homes to the left of the property





NEIGHBORHOOD CONTEXT PHOTO
NEIGHBORING GARAGE

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER: Stephen and Kathy Lasota

MAILING ADDRESS: 610 Fairway Terrace Naples FL 34103

PROPERTY LOCATION: 8 Maple Lane

ASSESSORS MAP/PARCEL: 67/303.4

SUBMITTED BY: Kristopher Megna

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.20 08:25:33 -04'00'

August 20, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
67	296		MILLER SUSAN D LIFE ESTATE		44 FAIRGROUNDS RD	NANTUCKET	MA	02554	44 FAIRGROUNDS RD
67	297		KYOMITMAITEE SOMWONG &	BUNLERSSAKSKUL SOMCHAI	PO BOX 2837	NANTUCKET	MA	02584	46 FAIRGROUNDS RD
67	298		BUTLER STEPHEN & KARLA W		54 FAIRGROUNDS RD	NANTUCKET	MA	02554	48 FAIRGROUNDS RD
67	303	3	LOT 3 MAPLE LANE LLC	C/O MATTHEW SCHIMENTI	3 INTERNATIONAL DR 3RD FL	RYE BROOK	NY	10573	6 MAPLE LN
67	303	5	LASOTA STEPHEN & KATHY		610 FAIRWAY TERRACE	NAPLES	FL	34103	8 MAPLE LN
67	303	6	8 MAPLE LLC		29 MYSTIC AVE	SOMERVILLE	MA	02145	7 MAPLE LN
67	303	7	FRAZIER DALTON T & JENNIFER M		19 CENTER ST	NANTUCKET	MA	O2554	5 MAPLE LN
Count:	5								

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road

Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 8 Maple Lane

Tax Map Number: 67 Parcel Number: 303.4

Owner of Record: Stephen and Kathy Lasota

Description of Proposal:

Construct new modular dwelling (Garage).

Anticipated HDC Submission Date: 9/5/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

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$	$0.00
Extra Services & Fees *(check box, add fee as appropriate)*	
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☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
	$5.58

0056 08

Postmark Here

SEP 2024

09/04/2024

BUTLER STEPHEN & KARLA W
54 FAIRGROUNDS RD
NANTUCKET, MA 02554

See for Instructions

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Naples, FL 34103

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
Total Postage and Fees	$5.58
$	

0056 08

Postmark Here

SEP 2024

09/04/2024

Se
Str
Cit

LASOTA STEPHEN & KATHY
610 FAIRWAY TERRACE
NAPLES, FL 34103

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1061 3685 87

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.73
$	
	$5.58

0056 08

Postmark Here

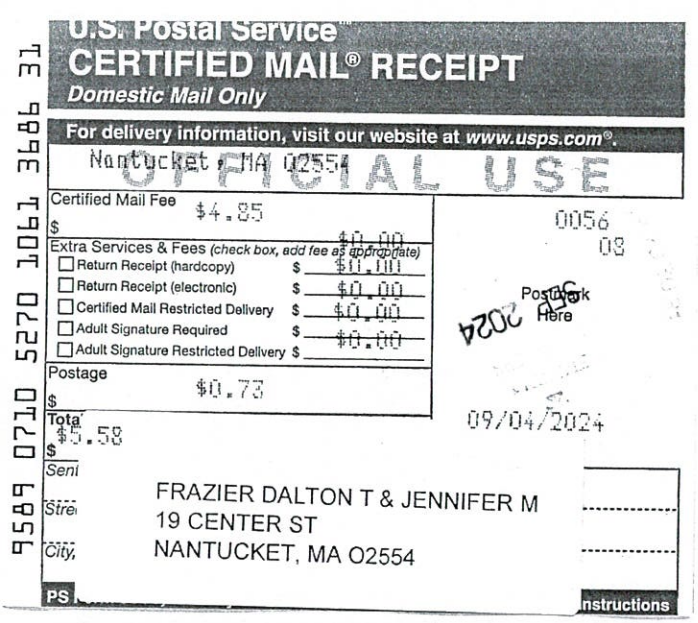
SEP 2024

09/04/2024

KYOMITMAITEE SOMWONG &
BUNLERSSAKSKUL SOMCHAI
PO BOX 2837
NANTUCKET, MA 02584

See Reverse for Instructions

9589 0710 5270 1061 3686 31



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Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total $5.58

0056
08

Postmark Here

SEP 2024

09/04/2024

Sent

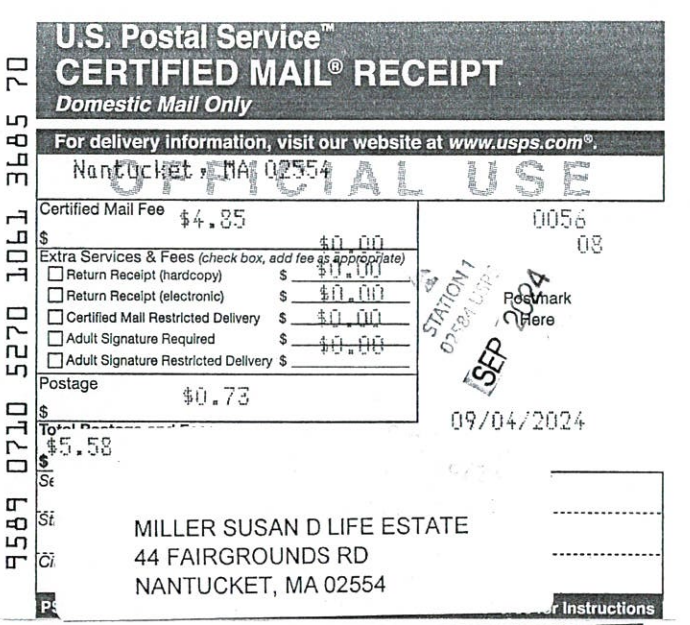
Street

City,

FRAZIER DALTON T & JENNIFER M
19 CENTER ST
NANTUCKET, MA O2554

PS Instructions

9589 0710 5270 1061 3685 70



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Postage $0.73

Total $5.58

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44 FAIRGROUNDS RD
NANTUCKET, MA 02554

PS r Instructions

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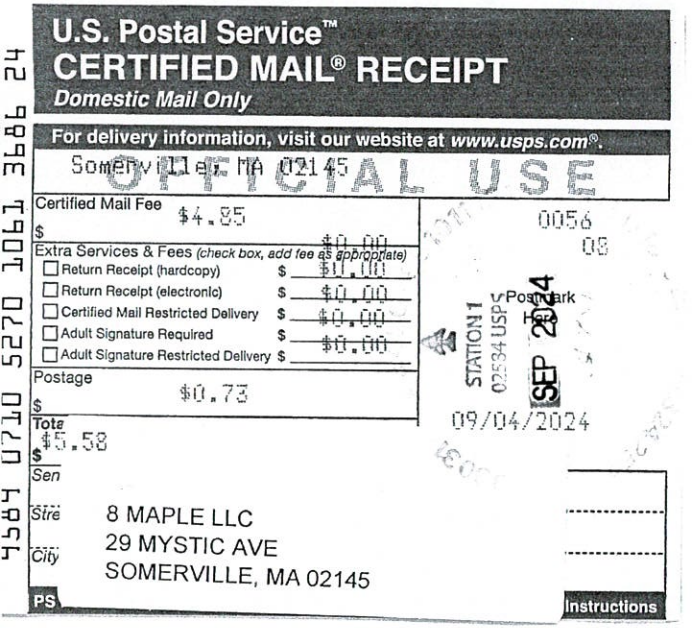

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Somerville, MA 02145

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ $0.00
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- ☐ Adult Signature Restricted Delivery $

Postage $0.73

Total $5.58

0056
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STATION 1
02534 USPS

Postmark Here

SEP 2024

09/04/2024

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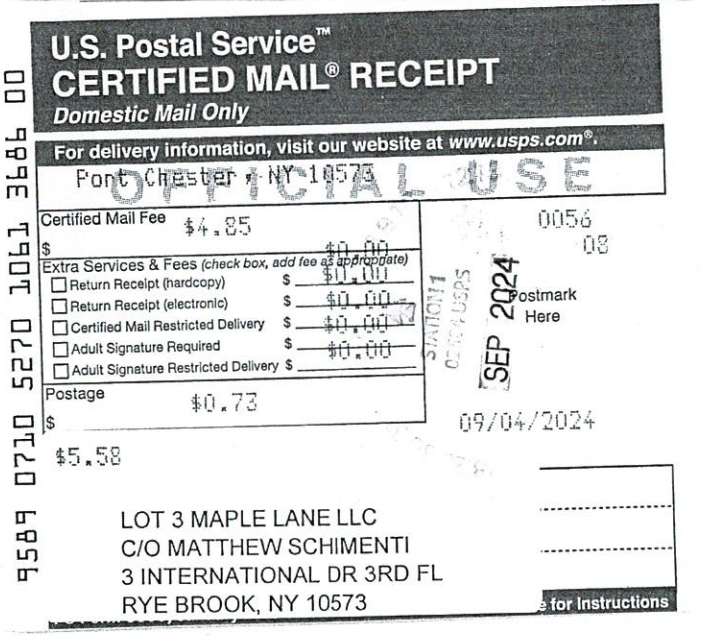
City

8 MAPLE LLC
29 MYSTIC AVE
SOMERVILLE, MA 02145

PS Instructions

9589 0710 5270 1061 3686 00



U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.

Port Chester, NY 10573

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.73

$5.58

0056
08

STATION 1
02534 USPS

Postmark Here

SEP 2024

09/04/2024

LOT 3 MAPLE LANE LLC
C/O MATTHEW SCHIMENTI
3 INTERNATIONAL DR 3RD FL
RYE BROOK, NY 10573

e for Instructions

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Kristopher Megna

AS AGENT FOR Stephen & Kathy Lasota

STREET ADDRESS 8 Maple Lane

MAP/PARCEL 67/303.4

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/5/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/5/2024 Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 56 PARCEL N°. 248

Street & Number of Proposed Work: 44 Dukes Rd.

Owner of record: MARJORY AILEEN TROTT

Mailing Address: 8 Dukes Rd.
Nantucket, MA 02554

Contact Phone #: 508-228-7022 E-mail: mtrottdance@aol.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: SAME

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North N/C South N/C East N/C West N/C
Height of ridge above final finish grade: North N/C South N/C East N/C West N/C

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass N/C /12 N/C Secondary Mass N/C /12 N/C Dormer N/C /12 N/C Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(munlins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof "Weathered Wood"
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/03/24 Signature of owner of record Marjory Aileen Trott Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

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Chair

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Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I MARJORY AiLeen TROTT

AS AGENT FOR Myself - MARJORY AiLeen TROTT

STREET ADDRESS 44 Dukes Rd., Nantucket, MA 02554

MAP/PARCEL 56 - 248

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

9/04/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

9/04/24
Date

44 Dukes Rd.



(https://www.google.com/maps/@41.278015,-70.118024,19z?hl=en-US)

44 Dukes Rd.

44 Dukes Rd.

CURRENT ZONING: R-2
MINIMUM LOT SIZE: 20,000 SF
MINIMUM FRONTAGE: 75 FT
FRONTYARD SETBACK: 30 FT
SIDE AND REAR SETBACK: 10 FT
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 2.9% ±
NOTE: EXISTING G.C.R. DOES NOT INCLUDE THE SHELTER AREA.

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RECORDABLE SURVEY.

N.B. 11/36

TOPOGRAPHIC PLAN
OF LAND IN
NANTUCKET, MASSACHUSETTS
SCALE: 1"=20' DATE: JAN 17, 2008
DEED REFERENCE: LC CERT.# 17,963
PLAN REFERENCE:
LC PL 14973-F, SHEET 3
ASSESSOR'S REFERENCE:
MAP: 29 PARCEL: 907
PREPARED FOR:
CHRISTOPHER R. WITTE
and ANN REID SCHMIDT

EMACK SURVEYING
2 WASHAMAN AVENUE
NANTUCKET, MA. 02554
(508) 325-0940

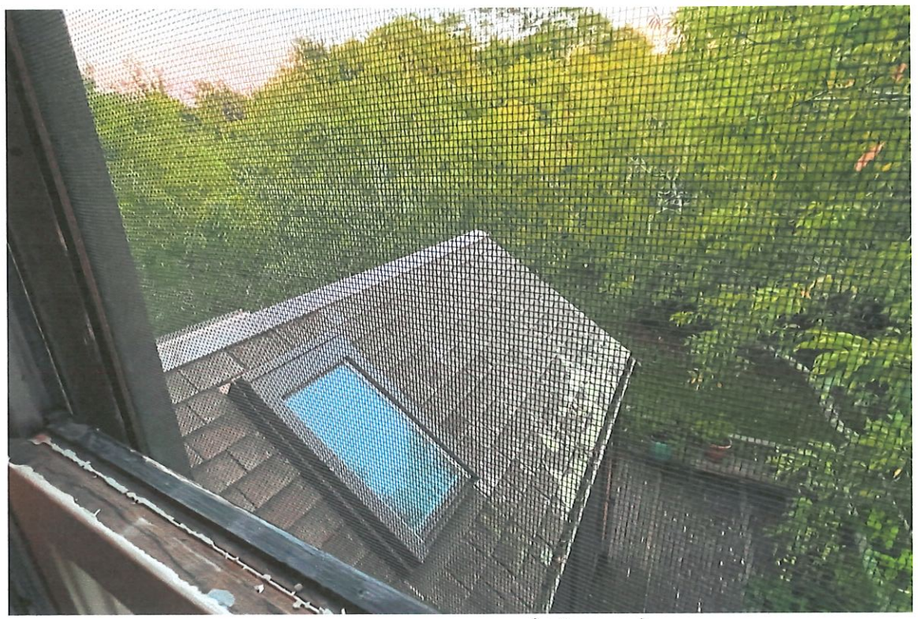
J-447

re-shingle roof where highlighted

44 Dukes Rd. Roof re-shingling

13b7adf3-2b30-44df-934d-d7a4fbea1e47.jpg (JPEG Image, 911 × 594 pixels)
http://linkvac.s3.amazonaws.com/docs/Plots/13b7adf3-2b30-44df-934d-d7a4fbea1e47.jpg
8/5/2016 12:59 PM

44 Dukes Rd.



Roof of Sunroom at 44 Dukes Rd.
West side



Roof of Suntoom at 44 Dukes Rd.
East side

44 Dukes Rd



Rear of 44 Dukes Rd



Rear of 44 Dukes Rd.

44 Dukes Rd.



View of 44 Dukes from Dukes Rd at Parking area on ~~w~~east side of 44 Dukes



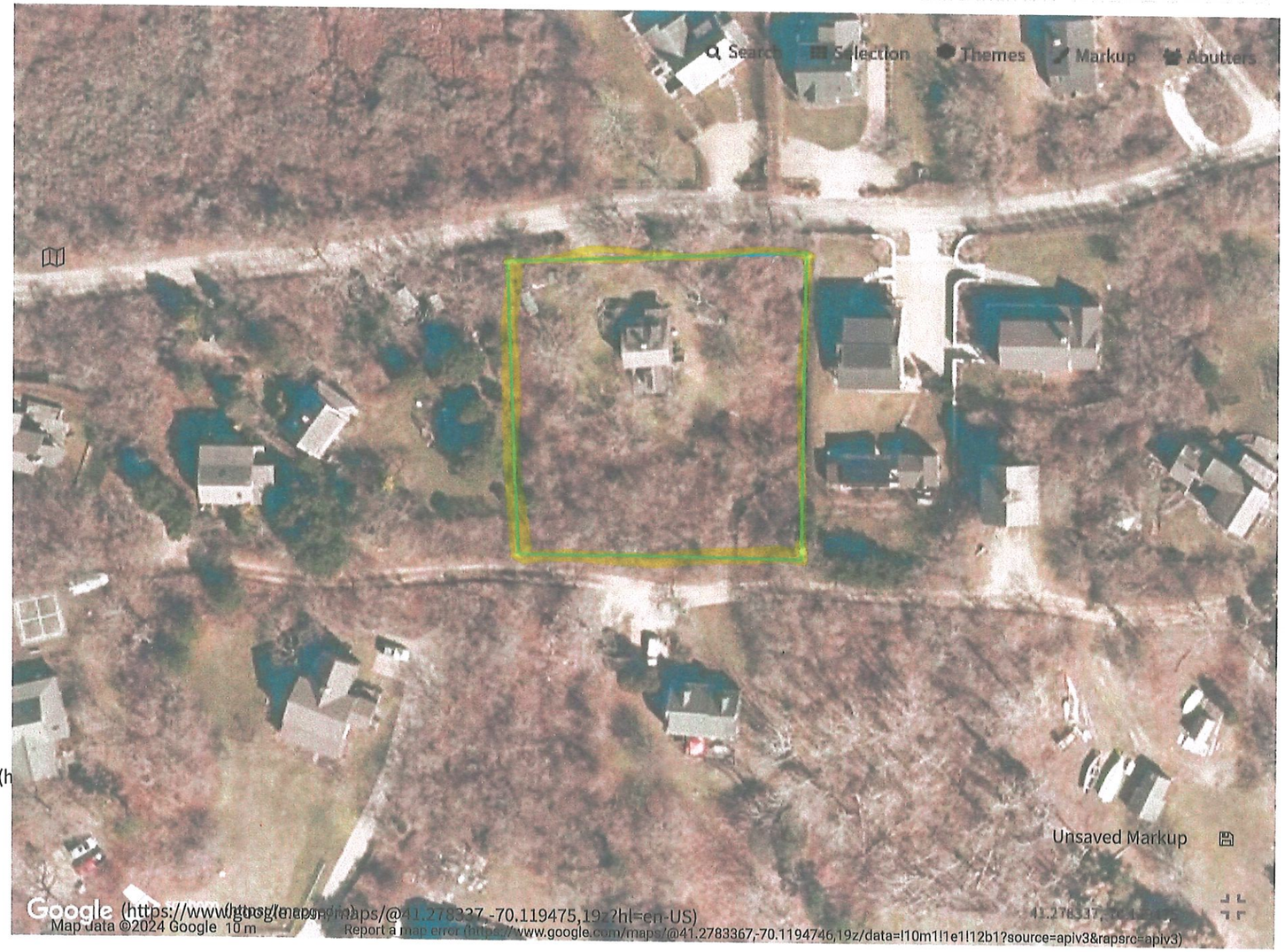
View of 44 Dukes RD from directly across the street on Dukes Rd.

44 Dukes Rd.

Town and County of Nantucket, MA

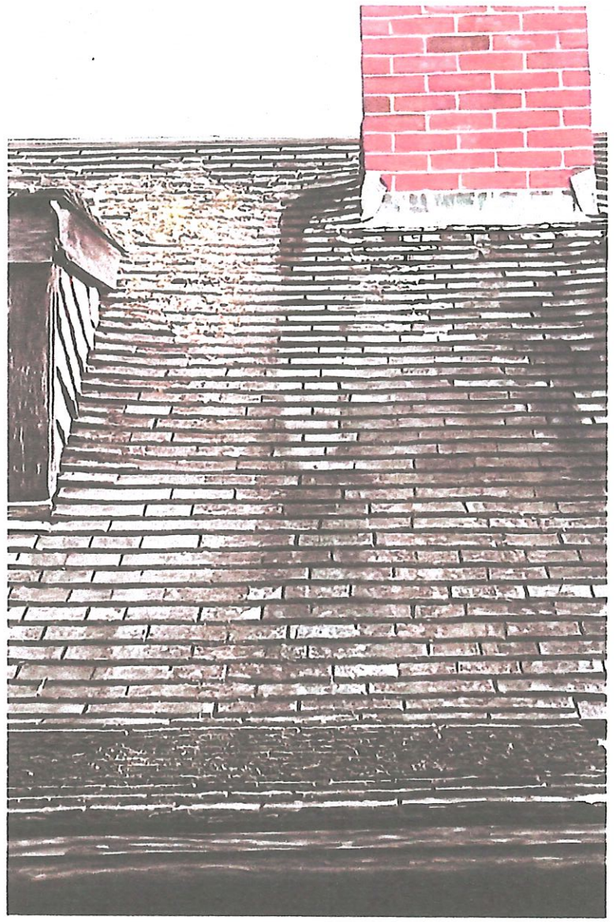
Property

Zoom To | Share | Print | Property Quick Search



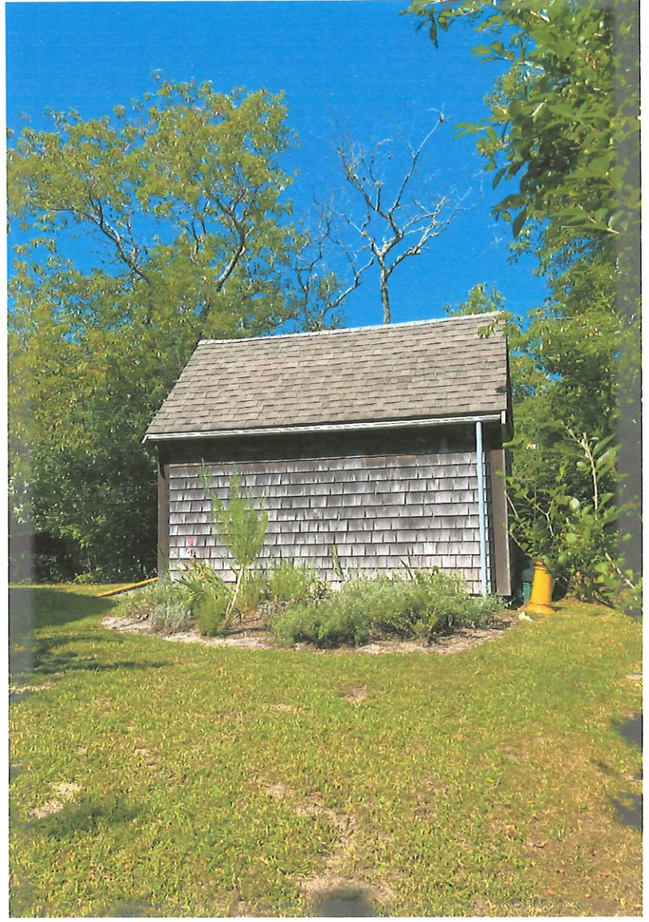
44 Dukes Rd.

44 Dukes Rd



FRONT of ROOF AT 44 DUKES Rd.

44 Dukes Rd
Shed



4/4 Dukes Rd. Shed

SHOWS EXISTING SHED THAT HAS ASPHALT

44 Dukes Rd.



Close-up View of 44 Dukes Rd. Front

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Mar 2020**

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✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

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___ 3. **As-Built Plans (1copy):** of existing elevations

___ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

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(initial to indicate read and understand)

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___ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 172

Street & Number of Proposed Work: 6 Nobadeer Way

Owner of record: John Daly

Mailing Address: 6 Nobadeer Way
Nantucket, MA 02554

Contact Phone #: 508-221-8209 E-mail: Nantucketplumber.com

AGENT INFORMATION (if applicable)

Name: Rob Andersen

Mailing Address: 133 Cottage St.
Newport, VT 05855

Contact Phone #: 508-332-9288 E-mail: randersenackle@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2023-12-9642
☐ Pool (Zoning District _____) ☐ Roof ☐ Other Add Porch Roof To Deck At Back of House

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North N/A South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation ADD Roof To Deck At Back of House

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☒ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 4 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer N/A Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x8 Soffit (Overhang) 5 1/2 Corner boards 1x6 Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof _____
Trim White Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 8/26/24 Signature of owner of record _____ Signed under penalties of perjury



South Elevation
1/4" Scale

West Elevation
1/4=1" scale

Town and County of Nantucket, MA

December 9, 2023



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Rob Andersen
133 Cottage St
Newport, VT
05855
andersenack1@gmail.com

Revised
date:
1-17-2024

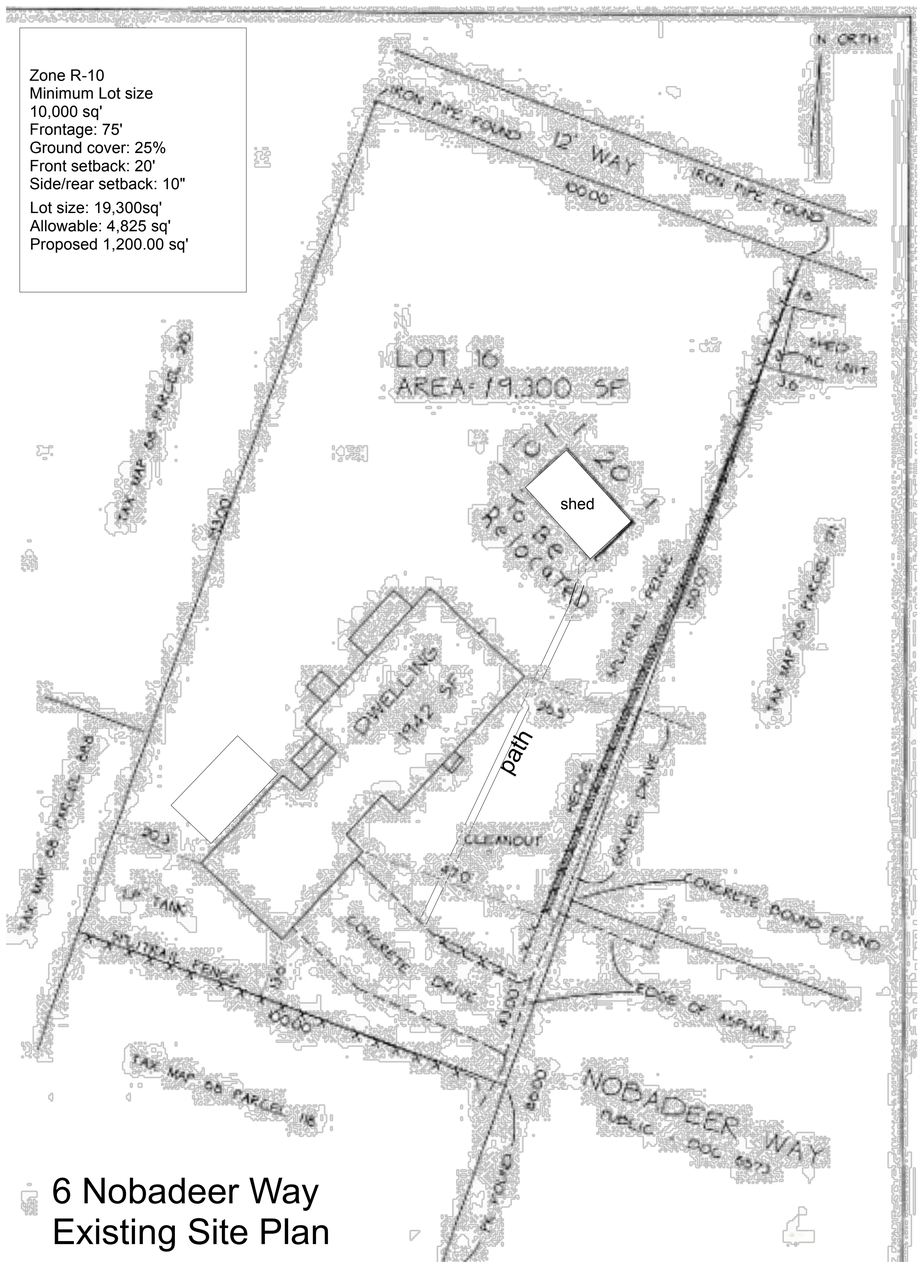
Locus Map

Cottage

John Daly
6 Nobadeer Way
Nantucket,MA.,,02554

Zone R-10
Minimum Lot size
10,000 sq'
Frontage: 75'
Ground cover: 25%
Front setback: 20'
Side/rear setback: 10"

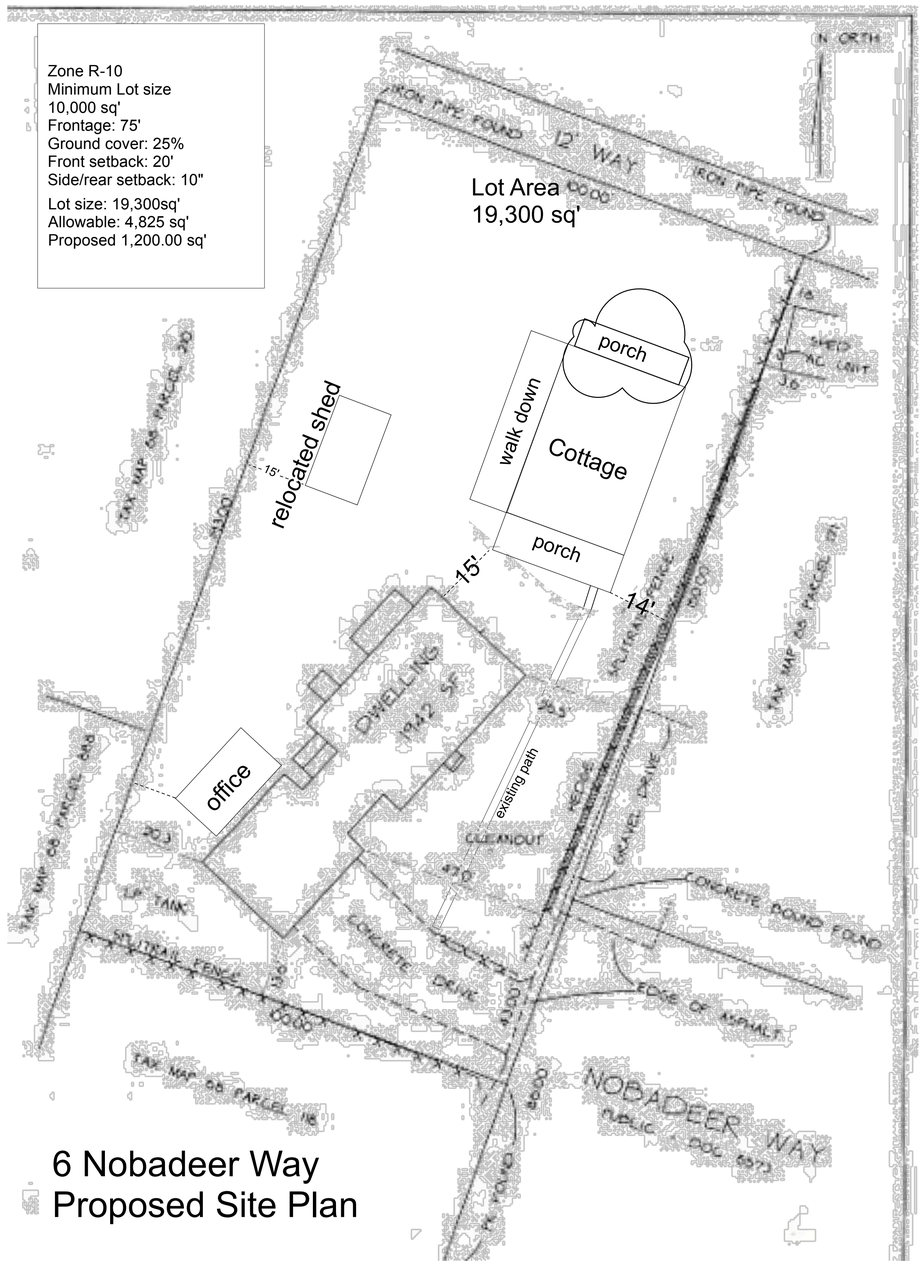
Lot size: 19,300sq'
Allowable: 4,825 sq'
Proposed 1,200.00 sq'



6 Nobadeer Way
Existing Site Plan

Zone R-10
Minimum Lot size
10,000 sq'
Frontage: 75'
Ground cover: 25%
Front setback: 20'
Side/rear setback: 10"

Lot size: 19,300sq'
Allowable: 4,825 sq'
Proposed 1,200.00 sq'



6 Nobadeer Way
Proposed Site Plan

Rob Andersen
133 Cottage St
Newport, VT
05855
andersenack1@gmail.com

Revised
date:
8-26-2024

Existing plot plan
and
proposed plot
plan

Cottage

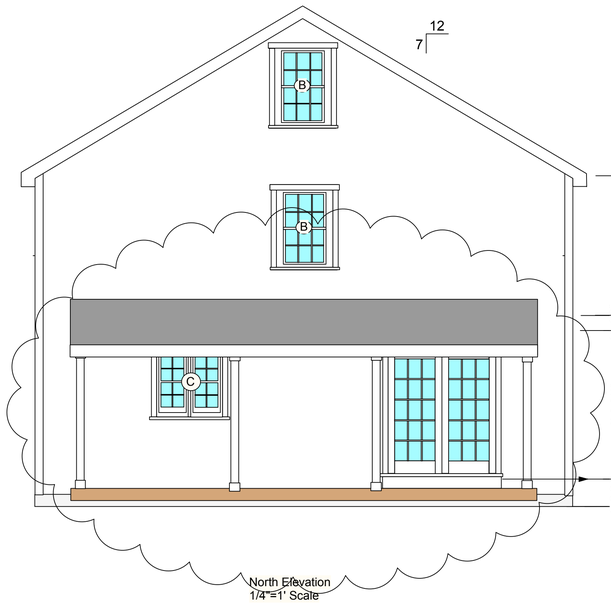
John Daly
6 Nobadeer Way
Nantucket,MA.,02554



South Elevation
1/4" Scale



East Elevation
1/4"=1' scale



North Elevation
1/4"=1' Scale



West Elevation
1/4"=1" Scale

Rob Andersen
133 Cottage St
Newport, VT
05855
andersenack1@gmail.com

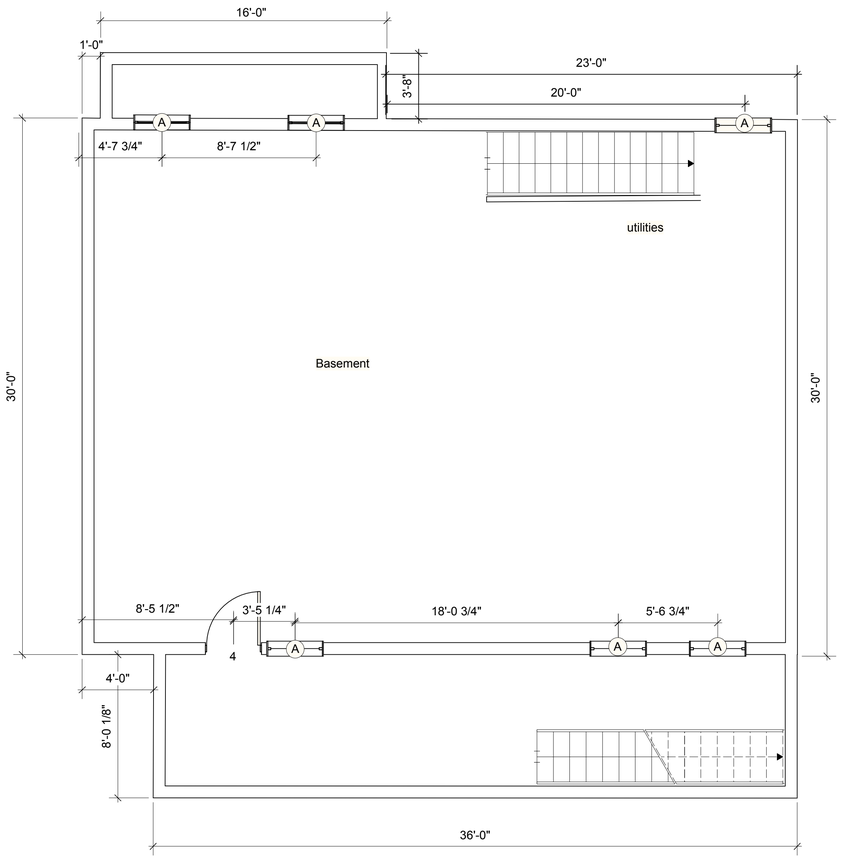
Revised
date:
1-17-2024
4-4-2024
8-26=2024

Elevations
scale
1/4"=1'

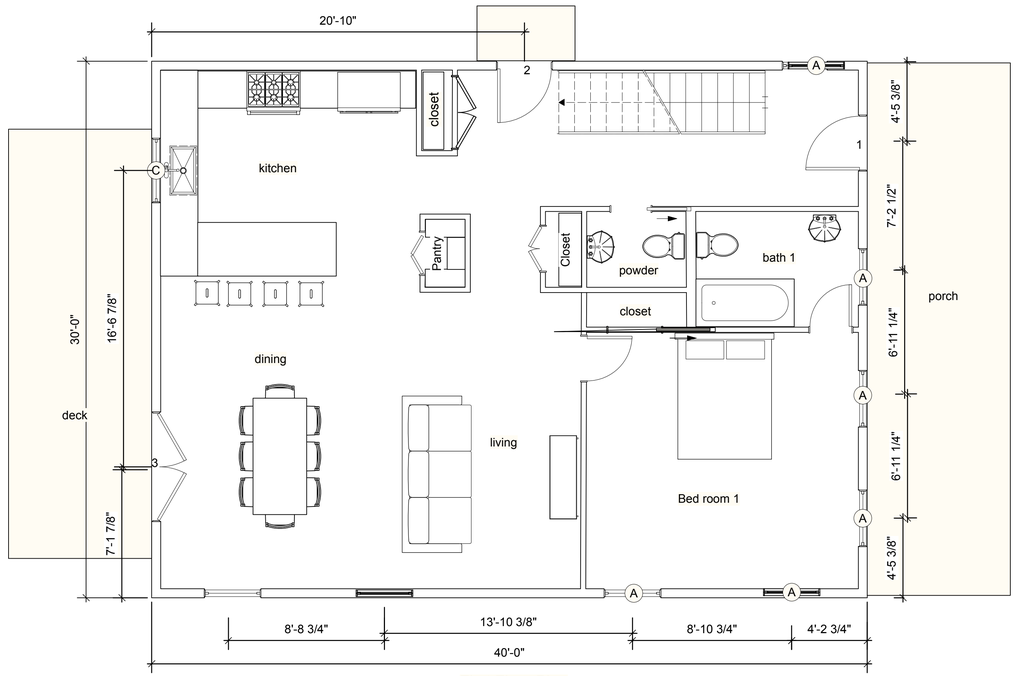
Cottage

John Daly
6 Nobadeer Way
Nantucket,MA.,02554

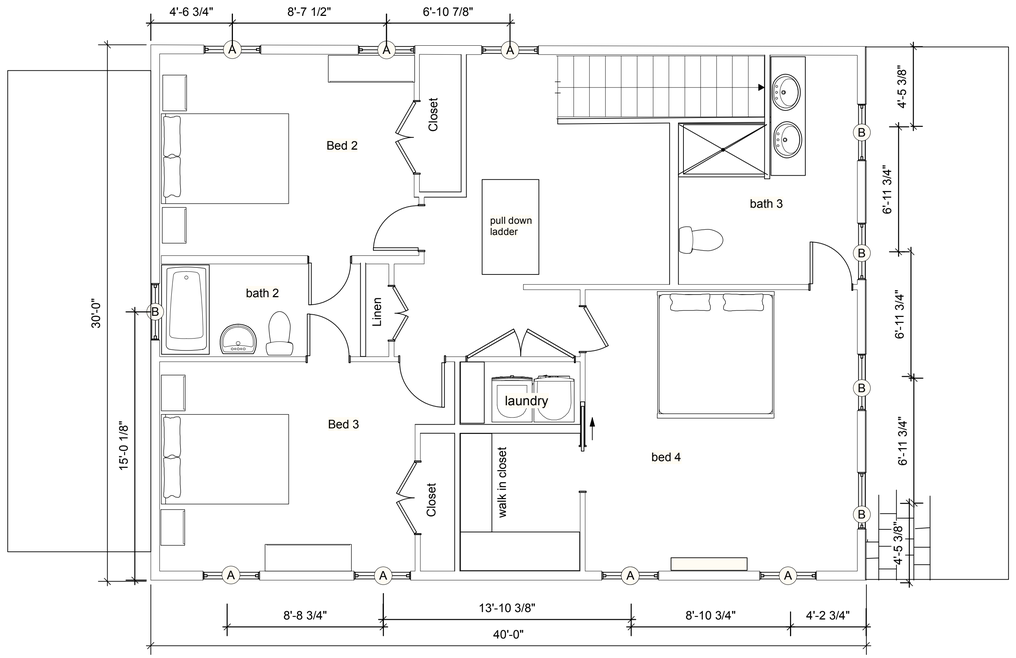
x



basemant Plan
1/4"=1' scale



First Floor Plan
1/4" scale



Second Floor Plan
1/4"=1' scale

Door and Window Schedual

Doors

	manufacture	model		size
1	Simpson	77130 - 6 panel	rh	3'-0" x 6'-8"
2	Simpson	77504 - 4 Lite	rh	2'-8" x 6'-8"
3	Andersen	FWH6068PALR 12 lite		6'-0" x 6'-8"
4	Simpson	77504 - 4 lite	rh	3'-0" x 6'-0"

Windows

Andersen 400 Wood Wright
Double Hung SDL

	Model	RO
A	TW 30410	3'-2" x 5'-7/8"
B	TW 30310	3'-2" x 4'-7/8"
C	TW 1836-2	43 1/4" x 44 7/8"

Rob Andersen
133 Cottage St
Newport, VT
05855
andersenack1@gmail.com

Revised
date:
1-17-2024

Floor Plans
scale
1/4"=1'

Cottage

John Daly
6 Nobadeer Way
Nantucket,MA.,02554



North Elevation @ Nobadeer Way



North Elevation @ Nobadeer W



North View @ Nobadeer Way

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 435

Street & Number of Proposed Work: 15 Pine Crest Dr.

Owner of record: Egan (James Allen & Ann M Trst

Mailing Address: 15 Pine Crest Drive
Nantucket, MA 02554

Contact Phone #: 508-221-2776 E-mail: alexa@greatpointproperties.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☒ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 35' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 15ft 5 inch Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9-5-24 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

Aug 26 @ NOON

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Mar 2020**

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

__X__ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee**: See back of application for fee schedule or call the office.

__X__ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

__X__ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

__X__ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

__X__ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

_____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1copy):** of existing elevations

_____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

_____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Alexa Coleman

AS AGENT FOR James A Egan

STREET ADDRESS 15 Pine Crest Drive

MAP/PARCEL

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

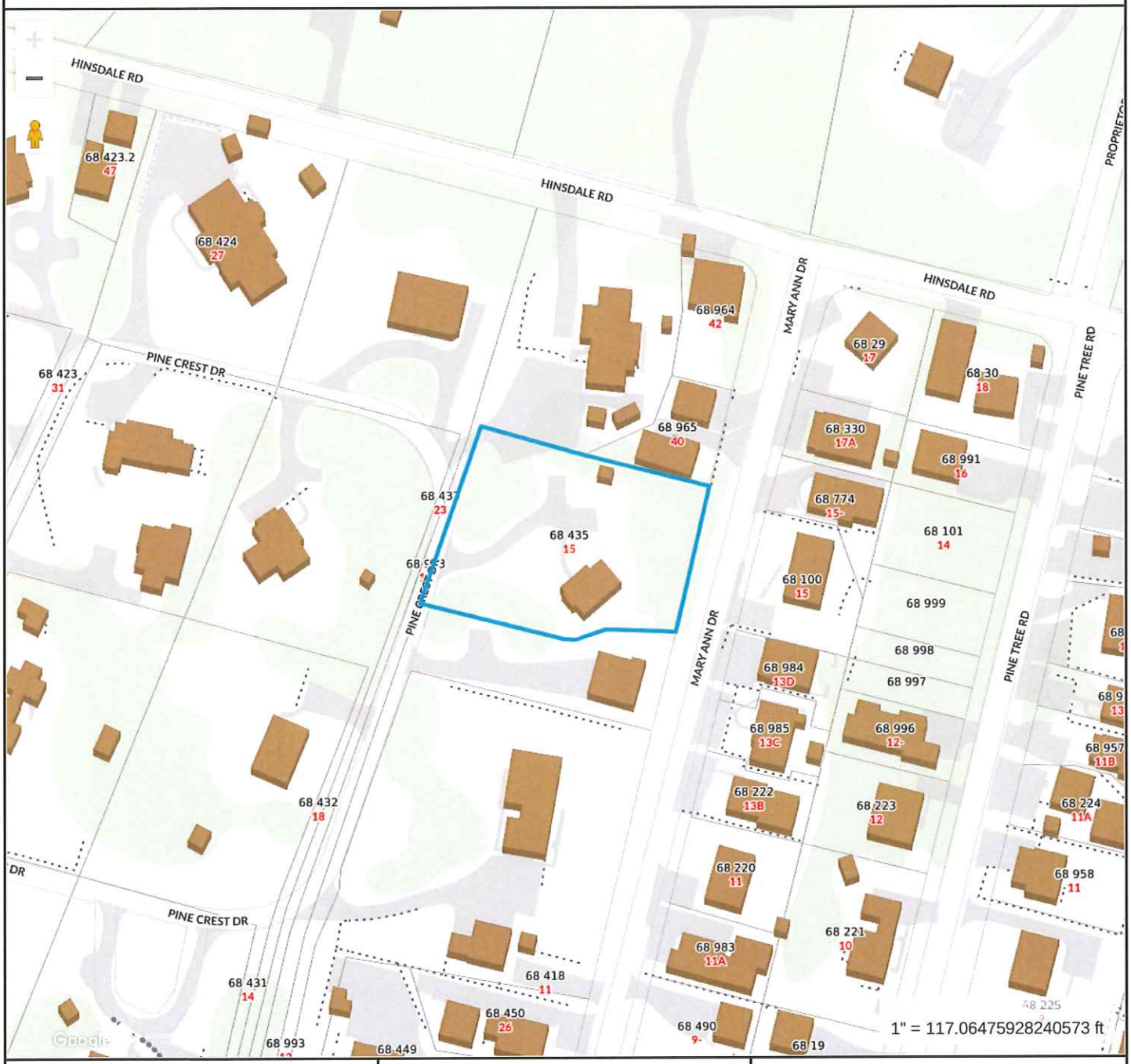
9-5-24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9-5-24 Date



Property Information

Property ID	6261
Location	15 PINE CREST DR
Owner	EGAN JAMES ALLEN & ANN M TRST

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

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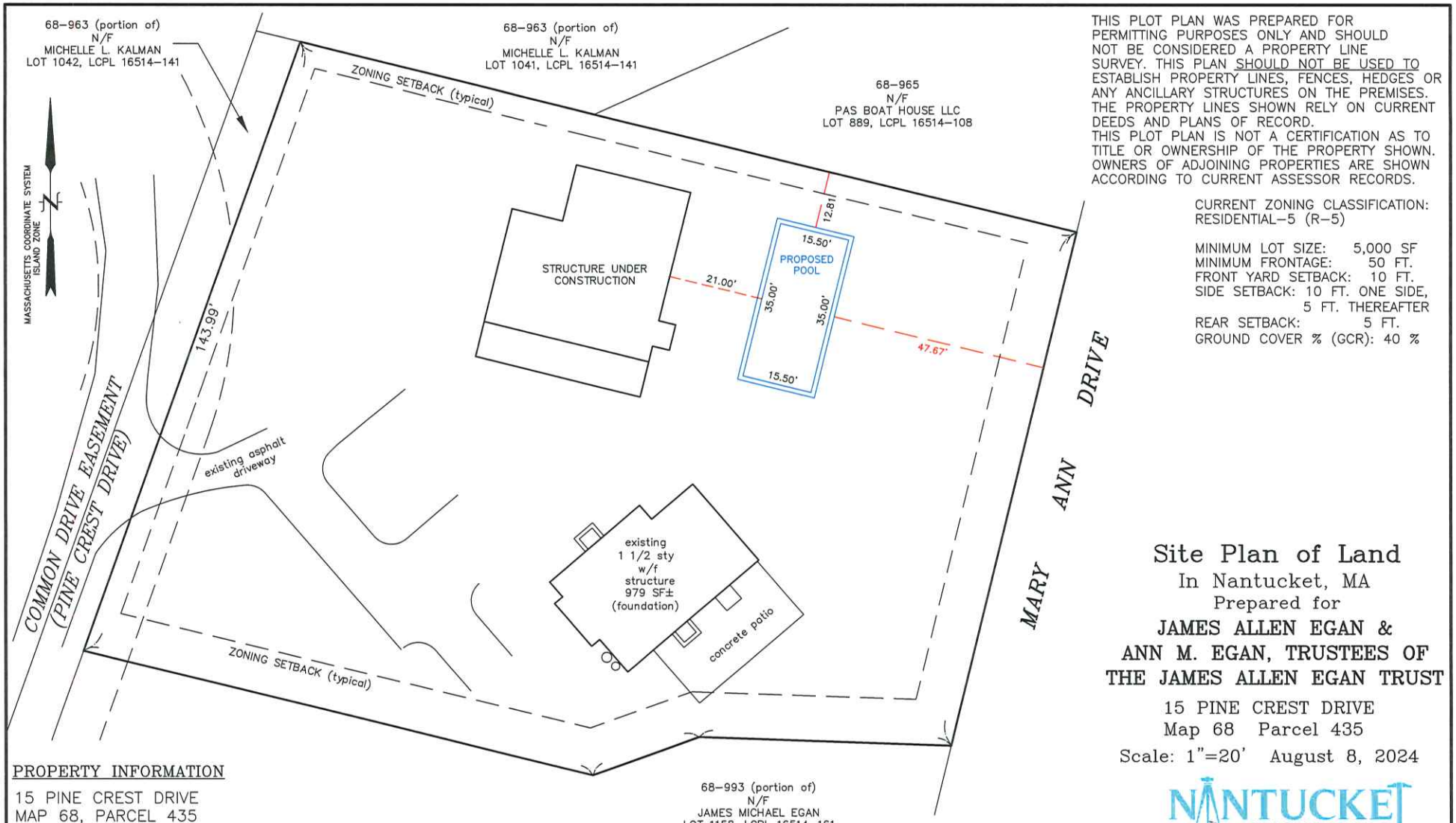


THIS PLOT PLAN WAS PREPARED FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

CURRENT ZONING CLASSIFICATION:
RESIDENTIAL-5 (R-5)

MINIMUM LOT SIZE:	5,000 SF
MINIMUM FRONTAGE:	50 FT.
FRONT YARD SETBACK:	10 FT.
SIDE SETBACK:	10 FT. ONE SIDE, 5 FT. THEREAFTER
REAR SETBACK:	5 FT.
GROUND COVER % (GCR):	40 %

Site Plan of Land

In Nantucket, MA

Prepared for

JAMES ALLEN EGAN &
ANN M. EGAN, TRUSTEES OF
THE JAMES ALLEN EGAN TRUST

15 PINE CREST DRIVE
Map 68 Parcel 435

Scale: 1"=20' August 8, 2024

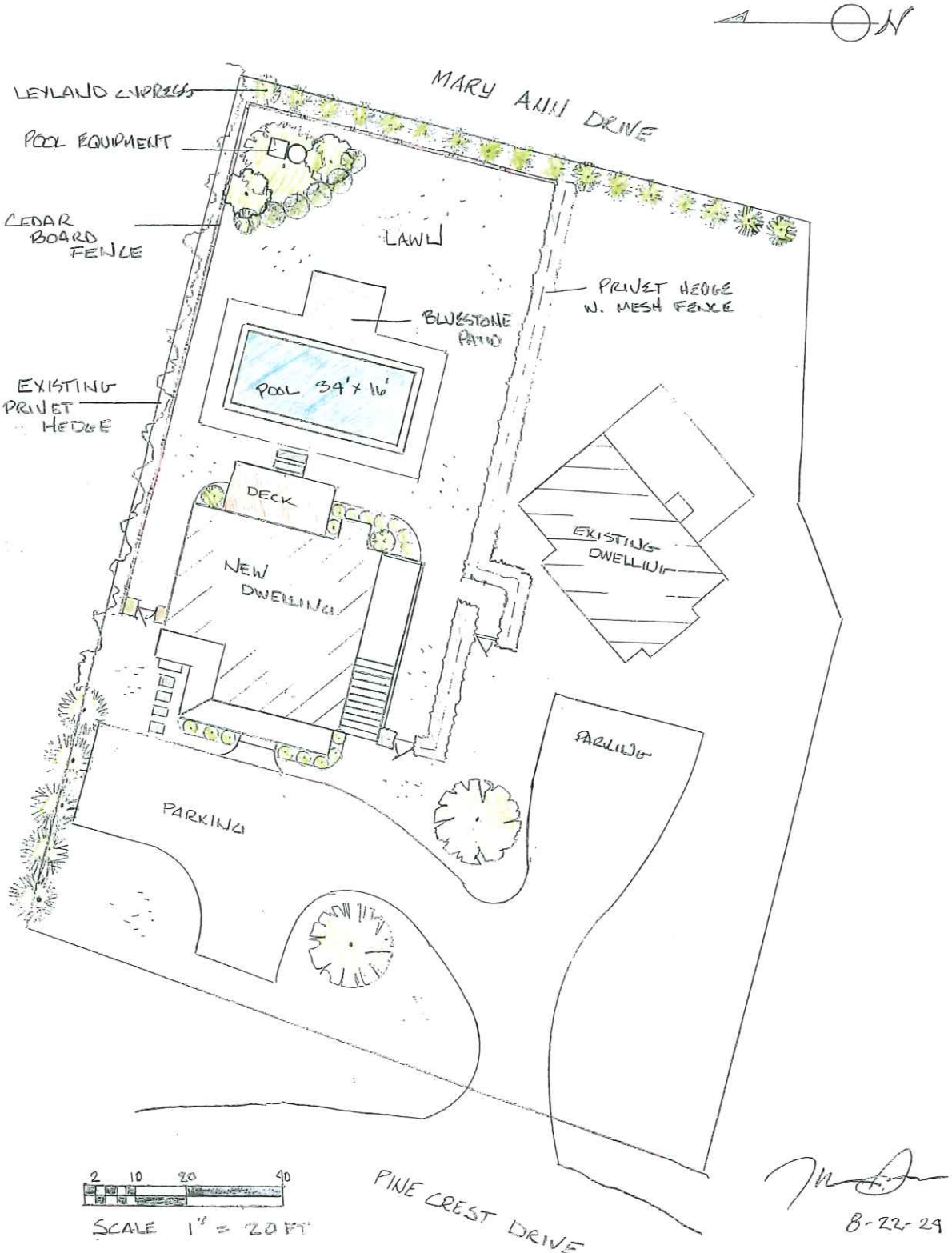
NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

PROPERTY INFORMATION

15 PINE CREST DRIVE
MAP 68, PARCEL 435
OWNERS: JAMES ALLEN EGAN & ANN M. EGAN
TRUSTEES OF THE JAMES ALLEN EGAN TRUST
LC CERT 24461
LOT 797, LCPL 16514-82

LANDSCAPE CONCEPT PLAN

EGAN RES. #15 PINECREST DRIVE



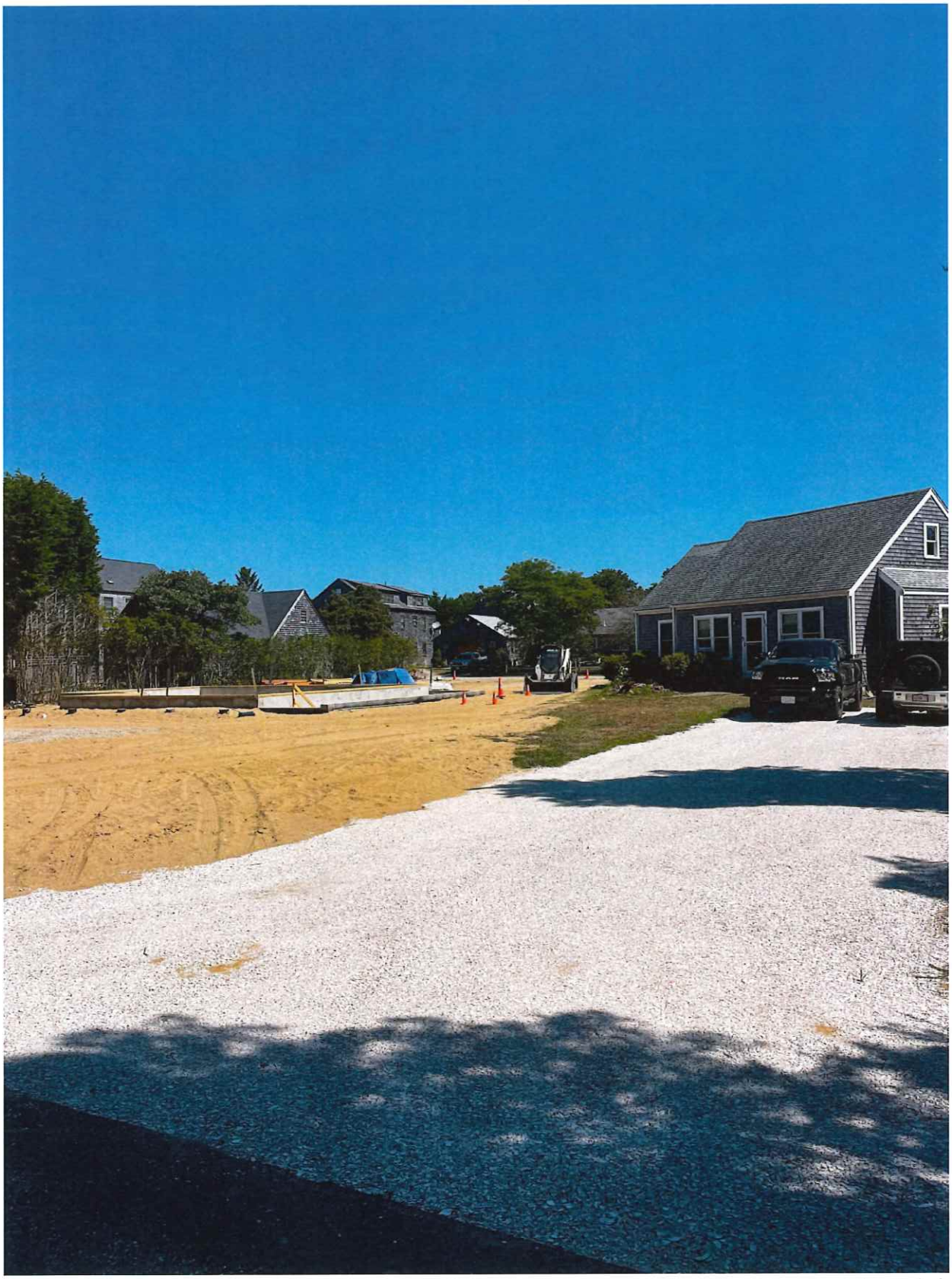


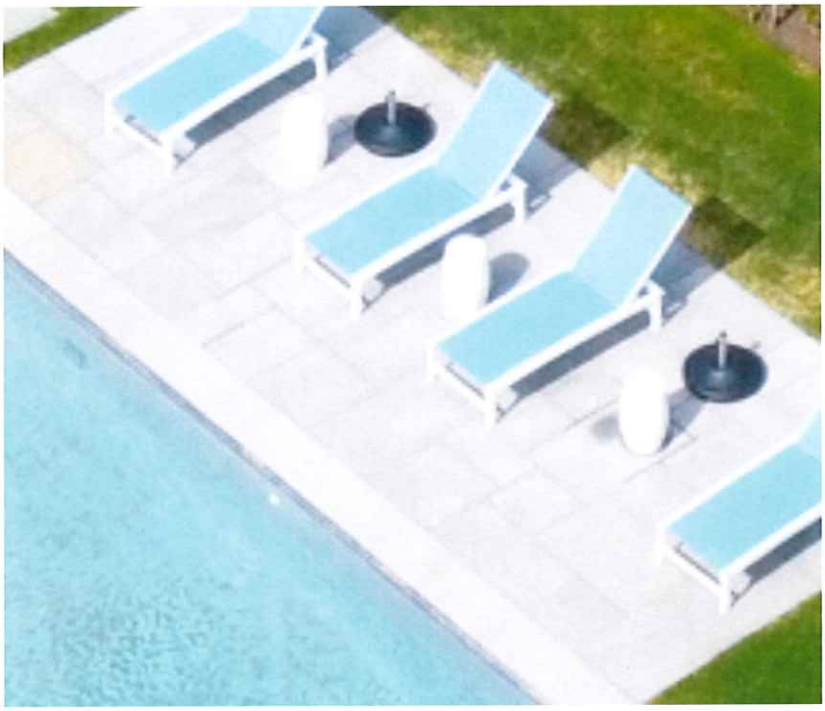
Photo of Property from Pine Crest Drive 9/4/24 (Main house to the left, Cottage on the right)



Photo of rear of property – View from Mary Ann 9/4/24



Photo of rear of Main House (proposed pool site) 9/4/24 - View from Mary Ann Drive





Bluestone Coping Examples
5’ Bluestone Coping to Surround the Pool
10’ L x 15’ W Bluestone Patio for Chaise Lounge



Fence to be installed along the Northern lot line abutting 19 Pine Crest Drive and 40 Mary Ann
Fence to also run along the rear lot line along Mary Ann Drive (see proposal)



Privet Hedge with mesh fence to be installed between Main House and Cottage

Physical: 527 Route 202 Greene, ME 04236

Mailing: P.O. Box 119 Greene, Me. 04236

Cell: 207-577-3589 Store: 207-946-2162

futurepoolandspa@aol.com

Owner(s) Name: Jay Egan

Physical Address: 15 Pine Crest Dr. Nantucket Ma. 02554

Phone Number: 1-508-325-1946

POOL TYPE: Pinnacle 35'

POOL SHAPE: Rectangle

POOL COLOR: Graphite Grey

POOL DIMENSIONS: 15'6"x 35'

INSTALLATION AND CONSTRUCTION SPECIFICATION

Future Fiberglass Pools LLC. to layout pool location.

Owner to obtain building permit where required.

POOL EXCAVATION

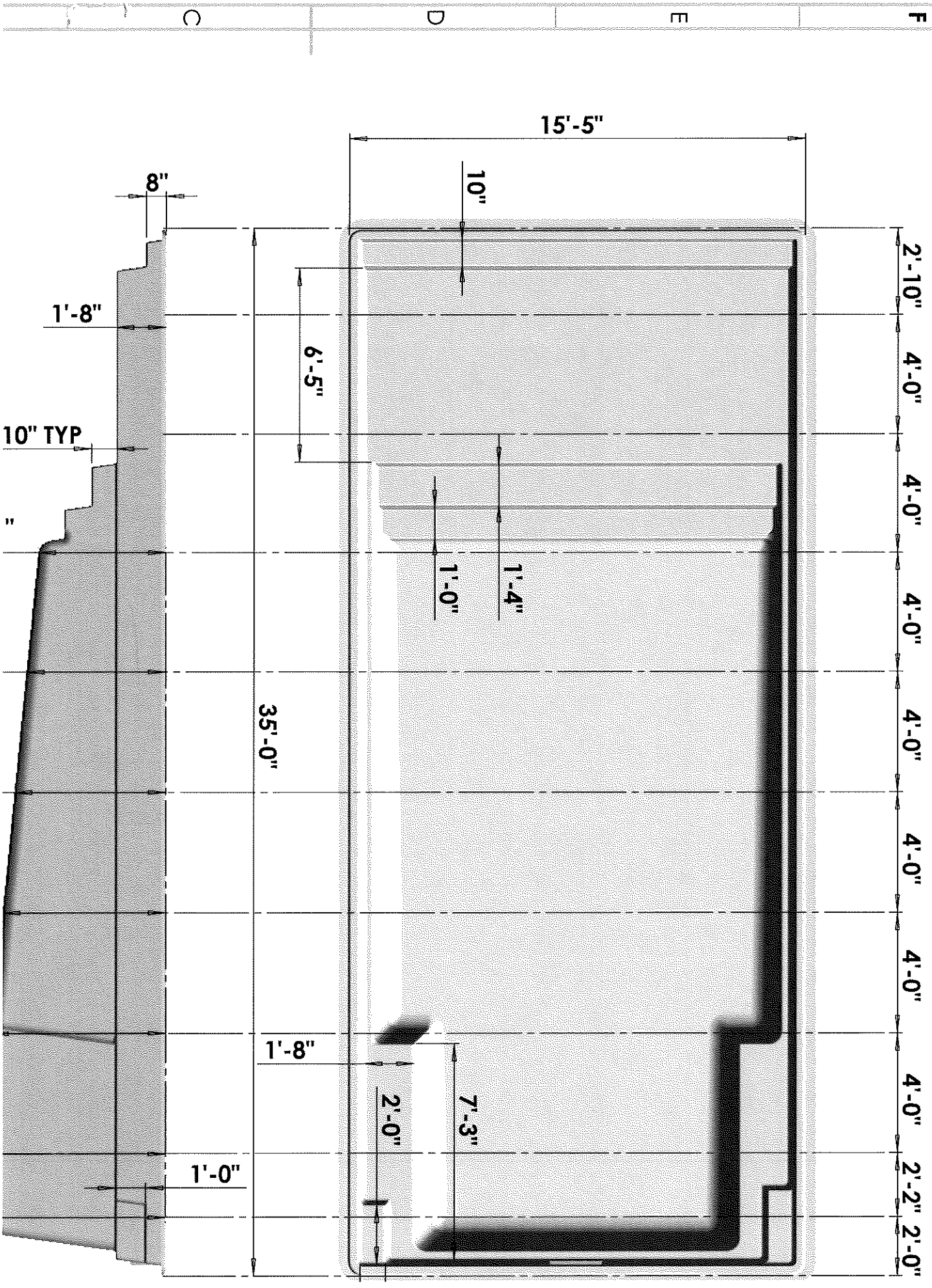
Clear access to pool area prior to construction by (date and person responsible) _____

Removal of trees and stumps in pool location by (date and person responsible) _____

Future Fiberglass Pools LLC. to excavate pool

If excavated earth for the location of pool is not suitable for the backfill of pool, this earth shall be removed at Owners expense and replaced with suitable fill at Owners expense. Sand fill is recommended.

Pool Dimensions



CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 2

Street & Number of Proposed Work: 20 TAUTEMO WAY

Owner of record: SUSAN O'BRIEN

Mailing Address: 20 TAUTEMO WAY
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: SELF

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural CERTAINTEED "WEATHERED WOOD"
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof "WEATHERED WOOD" CERTAINTEED
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date September 5, 2024 Signature of owner of record Susan M. O'Brien Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I SUSAN O'BRIAN

AS AGENT FOR _____

STREET ADDRESS 10 TAUTEMO WAY

MAP/PARCEL 82 / 2

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Susan O'Brian 9/5/24

Signature Date

RECEIVED
SEP 05 2024
By



Property Information

Property ID	7937
Location	20 TAUTEMO WY
Owner	OBRIEN STEPHEN B & SUSAN M TR

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

RECEIVED
SEP 05 2024
BY

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Mar 2020**

REQUIRED WITH ALL APPLICATIONS:

V 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

V 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

V 3. **Application Fee:** See back of application for fee schedule or call the office.

C 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

V 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

V 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

V 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

V 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

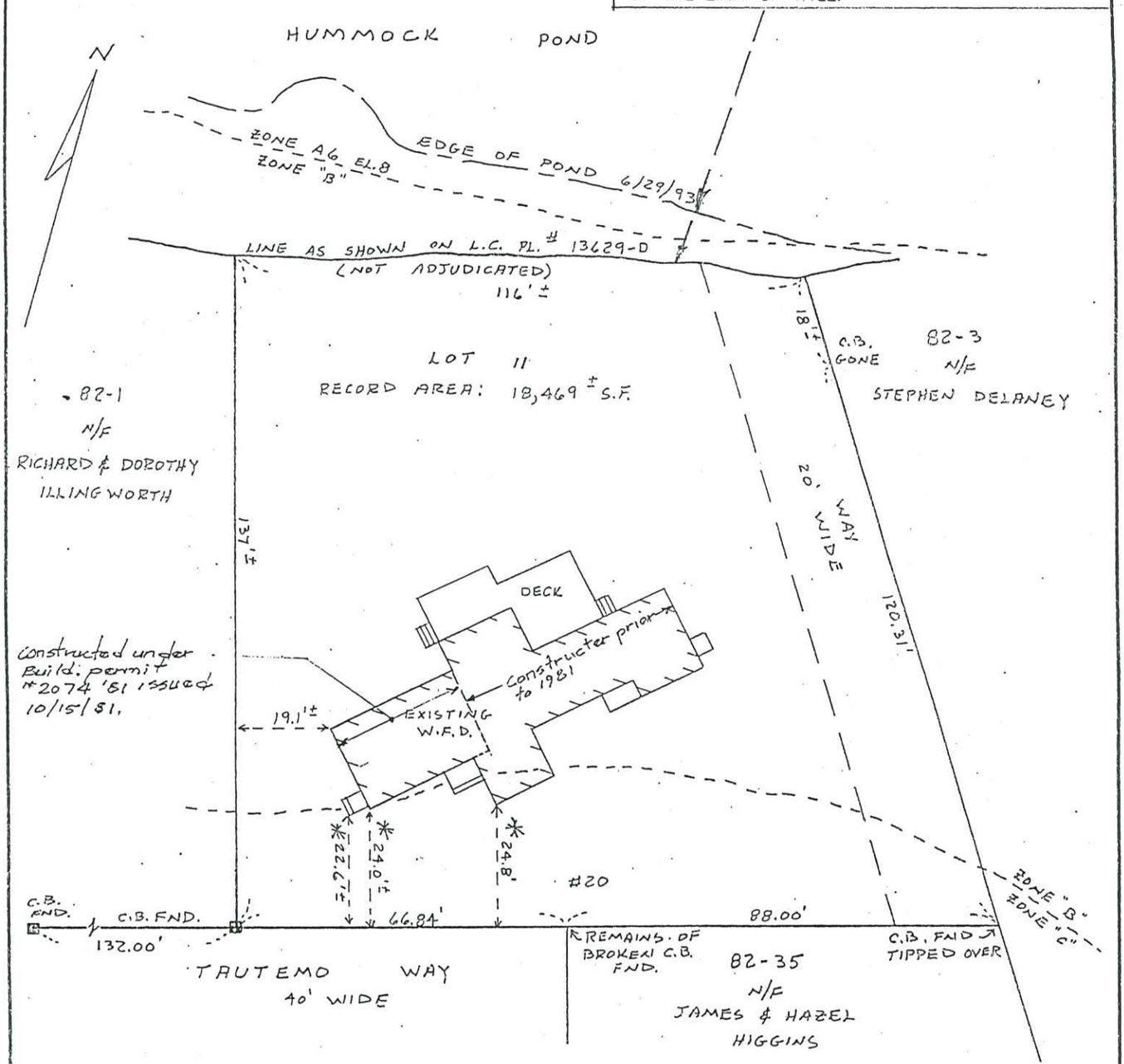
____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**







THE WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.



LOT DOES NOT CONFORM TO CURRENT FRONTAGE AND AREA REQUIREMENTS. SUBDIVISION PLAN APPROVED AND REGISTERED PRIOR TO ZONING.

PORTIONS OF THE STRUCTURE DO NOT CONFORM TO CURRENT FRONT 30' SETBACK. *

LAND SUBJECT TO BUILDING RESTRICTION IN L.C. DOC. # 11297. (PRIVATE RESTRICTION)

CURRENT ZONING: R-2
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONTYARD SETBACK: 30 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 12.5%
EXISTING G.C.R.: 8.2%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RETRACEMENT SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE B & C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. REVISED 7/2/92 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

N.P. 157/2

COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE No. 29416 REGISTERED PROFESSIONAL LAND SURVEYOR

Richard K. Earle

AS-BUILT PLOT PLAN
IN
NANTUCKET, MASSACHUSETTS

SCALE: 1" = 30' DATE: Nov. 22, 1993

DEED REFERENCE: CERT Nº 15222
PLAN REFERENCE: LCP 13629D
ASSESSOR'S REFERENCE:
MAP: 82 PARCEL: 2
PREPARED FOR: STEPHEN B. O'BRIEN AND SUSAN M. O'BRIEN

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.3.2 PARCEL N°. 45

Street & Number of Proposed Work: 7 Twin Street

Owner of record: Katherine + Warren Allderige

Mailing Address: 420 East 51st Street #5B

New York, NY 10022

Contact Phone #: _____ E-mail: KBAllderige@msn.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 3 feet 3 inches
Type: white wooden picket
Length: 47 feet 5 inches

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date Sept. 6, 2024 Signature of owner of record Katherine Allderige Signed under penalties of perjury

Historic District Commission
FENCE - GATE - ARBOR CHECKLIST

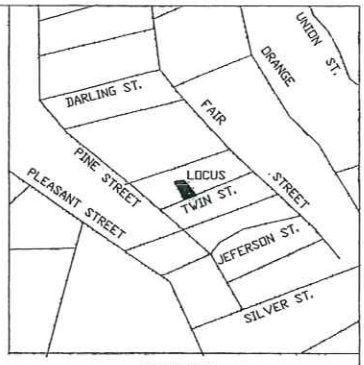
Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Ma 02554
508-325-7587

This checklist MUST be submitted with your application.
Please be advised that applications missing the required documents on this checklist will be deemed incomplete and will not be reviewed by the HDC.
*Refer to the HDC Policies and Procedures for Applicants for further information:
https://www.nantucket-ma.gov/DocumentCenter/View/28657/HDC-Policies-and-Procedures-for-Applicants-revised

It is strongly recommended that the applicant be familiar with the HDC guidelines, Building with Nantucket in Mind, prior to submittal: https://www.nantucket-ma.gov/DocumentCenter/View/12329/Building-With-Nantucket-In-Mind-1992-PDF

Y / N	
	REVISION: If this is a revision to a previously approved COA, an HDC Stamped Copy MUST be included with the application. If not included the application is deemed incomplete.
✓	Completed application -Application Fee- $50.00.
✓	Locus Map: 3 copies: https://www.nantucket-ma.gov/151/GIS-Maps
✓	Site Plan- 3 copies scaled at between 1"= 20' to 1"= 60' ; Site Plan must include lot dimensions, North arrow, all existing structures, proposed work (fences indicated by highlighted line with X) i.e.: -------X-------X------X----- --------X----X----------
✓	Pictures: (3 copies) a. taken from the street are highly encouraged. b. Pictures of other properties with fences/gates/arbors in the neighborhood are also suggested. c. One (1) full set of pictures shall be scanned and submitted with complete application.
✓	Fence/Gate/Arbor Type: 3 copies of the following: a. pictures/drawing of proposed must be included. b. material types and finishes shall be included in the formal application c. height and length.
✓	All documents MUST be legible. All sets MUST be collated and stapled.

NANTUCKET REGISTRY
OF DEEDS
Date: SEP 03 2002
Time: 3:40 PM.
Plan No: 02-40
Joanne L. Kelley
Attest: Register



LOCUS MAP
SCALE 1"=400'

DIANA R. HAYDEN

S85°38'00"W 25.44'

conc. ret. wall

JOHN W. & JUDITH BELASH

N63°46'30"W 12.55'

S86°31'15"W 14.00'

conc. ret. wall

ELIZABETH C. SPENCER

LOT
4,347± S.F.

conc. ret. wall

bulkhead

IRWIN J. III & MARCIA K. SMITH

95.95'

deck

6.37'

2.3±'

HOUSE
1,481 S.F.

N09°15'14"W 84.87'

HELEN JOAN BADIE

MARY E. NELSON

S11°19'49"E

5.41'

NORTH

ZONING: R-DH
MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 50 FT
FRONT YARD SETBACK: NONE
REAR & SIDE SETBACK: 5 FT
GROUND COVER RATIO: 50%

Proposed white picket wooden fence is a continuation of existing white picket wooden fence at front of property. Proposed fence will wrap around southwest side of property

Proposed Fence in yellow highlight

2.2±'

9.73'

10.35'

46.02'

N80°33'02"E

3.00'

12.00'

47'5" length
3'3" height

Existing fence in blue highlight

TWIN STREET

"I hereby certify that the property lines shown on this plan are the lines dividing existing ownerships, and the lines of the streets and ways shown are those of public or private streets or ways already established, and that no new lines for division of existing ownership or for new ways are shown".

Date: AUGUST 28, 2002

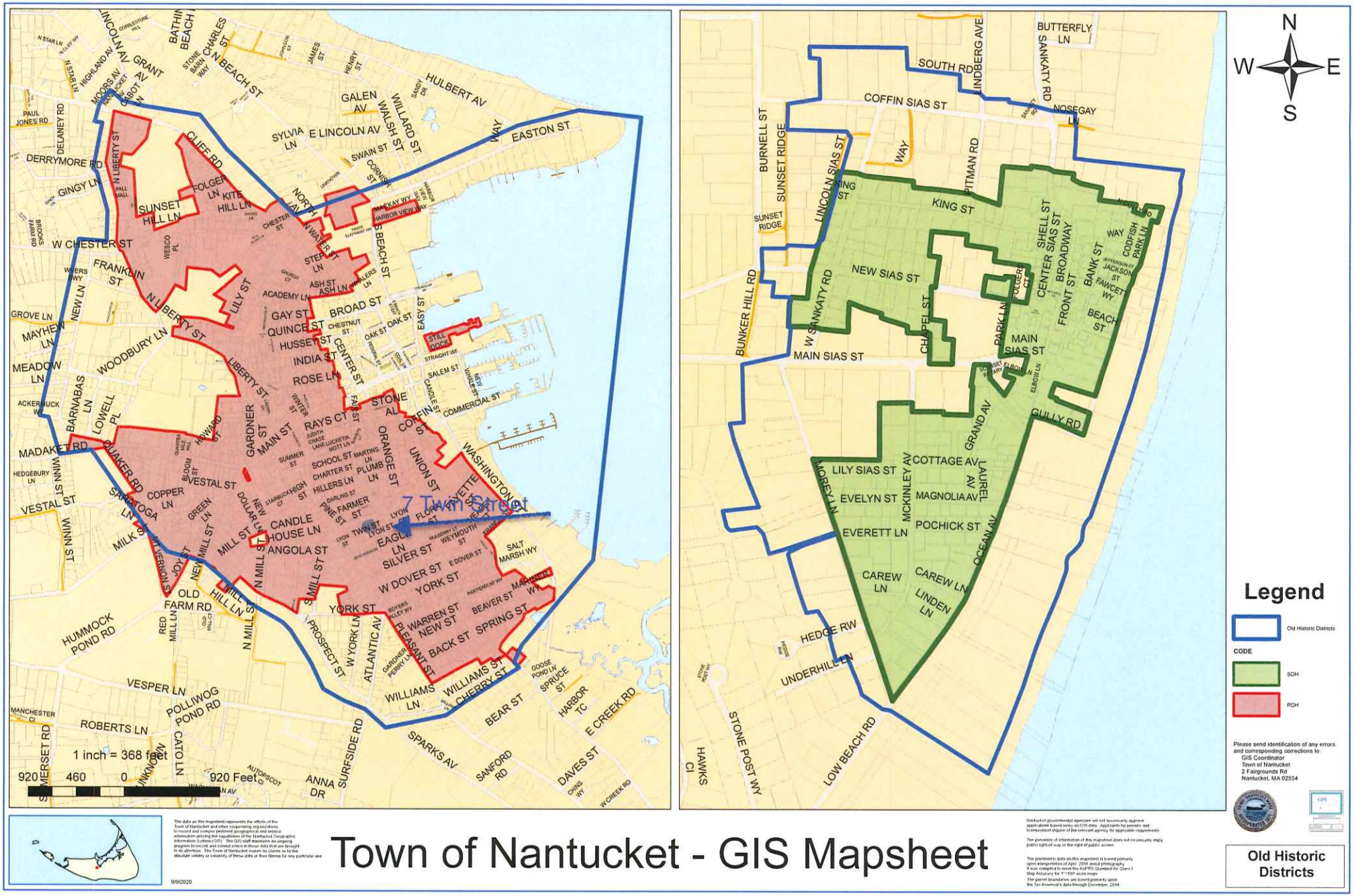
Professional Land Surveyor

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAN OF LAND in
NANTUCKET, MASS.
SCALE: 1" = 15'
DATE: AUGUST 28, 2002
JOHN J. SHUGRUE INC.
POST OFFICE BOX 1811
57 OLD SOUTH ROAD
NANTUCKET, MA. 02554
508-228-4480
FOR: SEAPORT CORPORATION

0 15 30
scale in feet

ASSESSORS MAP 42.3.2 PARCEL NO. 45 #6720REG

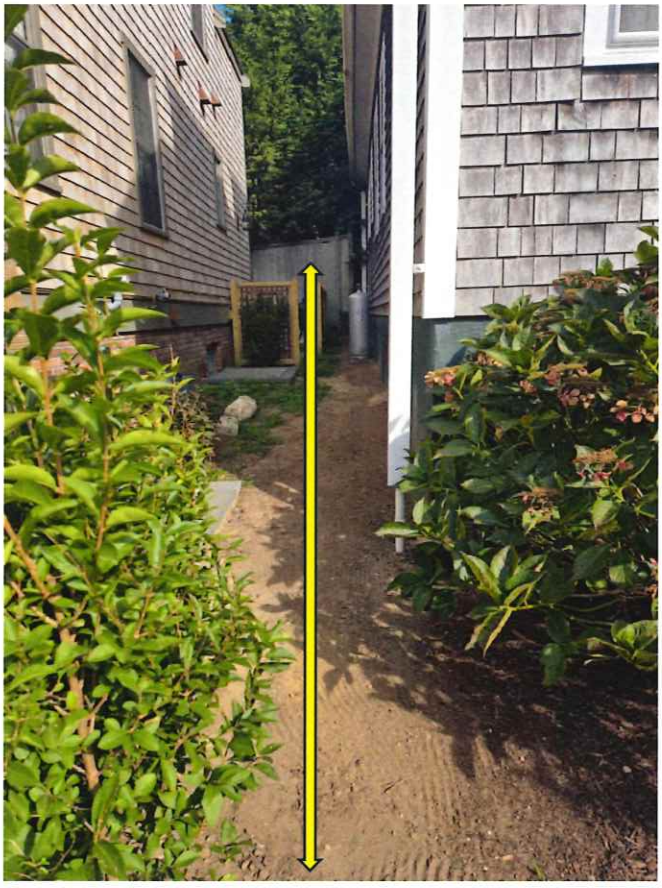


Town of Nantucket - GIS Mapsheet

9/9/2020

EXISTING FENCE at 7 TWIN STREET AND PROPOSED EXTENSION OF FENCE (in yellow)





Allderige, 7 Twin Street, KBAllderige@msn.com

FENCES IN 7 TWIN STREET NEIGHBORHOOD





Allderige, 7 Twin Street, KBAllderige@msn.com

PROPOSED FENCE DESCRIPTION

White, wooden, picket fence to match existing white picket wooden fence at front of property

Fence height: 3 feet 3 inches
Fence length: 47 feet 5 inches

Photo of proposed fence type:



Allderige, 7 Twin Street, KBAllderige@msn.com

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2020**

REQUIRED WITH ALL APPLICATIONS:

_____ ✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

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_____ ✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ ✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

_____ ✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

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na 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

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_____ ✓ 3. **As-Built Plans (1copy):** of existing elevations

na 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

na 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

_____ ✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

ga 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

na 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

na 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 54 PARCEL N°. 260

Street & Number of Proposed Work: 19 Monomoy Road

Owner of record: Reade Arthur J JR Trust

Mailing Address: PO Box 2669
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Gryphon Architects

Mailing Address: PO Box 325
Nantucket MA, 02554

Contact Phone #: 228-2820 E-mail: Hello@g-arc.info

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2024-04-1022
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____
Width: _____ Sq. footage 2nd floor: _____
Sq. footage 3rd floor: _____

Decks/Patio: Size: 480 SF ☒ 1st floor ☐ 2nd floor
Size: 500 SF ☐ 1st floor ☒ 2nd floor

Difference between existing grade and proposed finish grade: North 0'-0" South _____ East _____ West _____

Height of ridge above final finish grade: North No Change South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

- Reduce decking on front facade
- Extend porch Roof at Rear
- Revise fenestration
- Revise Rear mass - unify trim details

Is there an HDC survey form for this building attached? ☐ Yes ☒ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other Porch → 5/12

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: (Red Cedar) White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles TME ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x10 Rake 1x8 Soffit (Overhang) 8" Corner boards 5/4x6 Frieze _____
Window Casing TME Door Frame 1 Columns/Posts: Round _____ Square 10x10

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Anderson + Custom

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

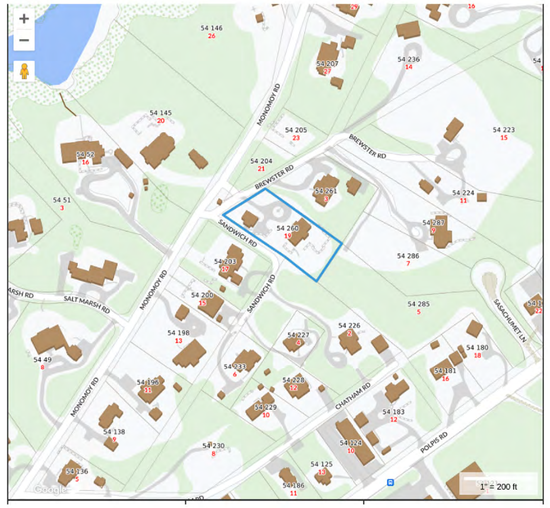
COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof TME
Trim white Sash White Doors _____
Deck NTW Foundation _____ Fence _____ Shutters _____

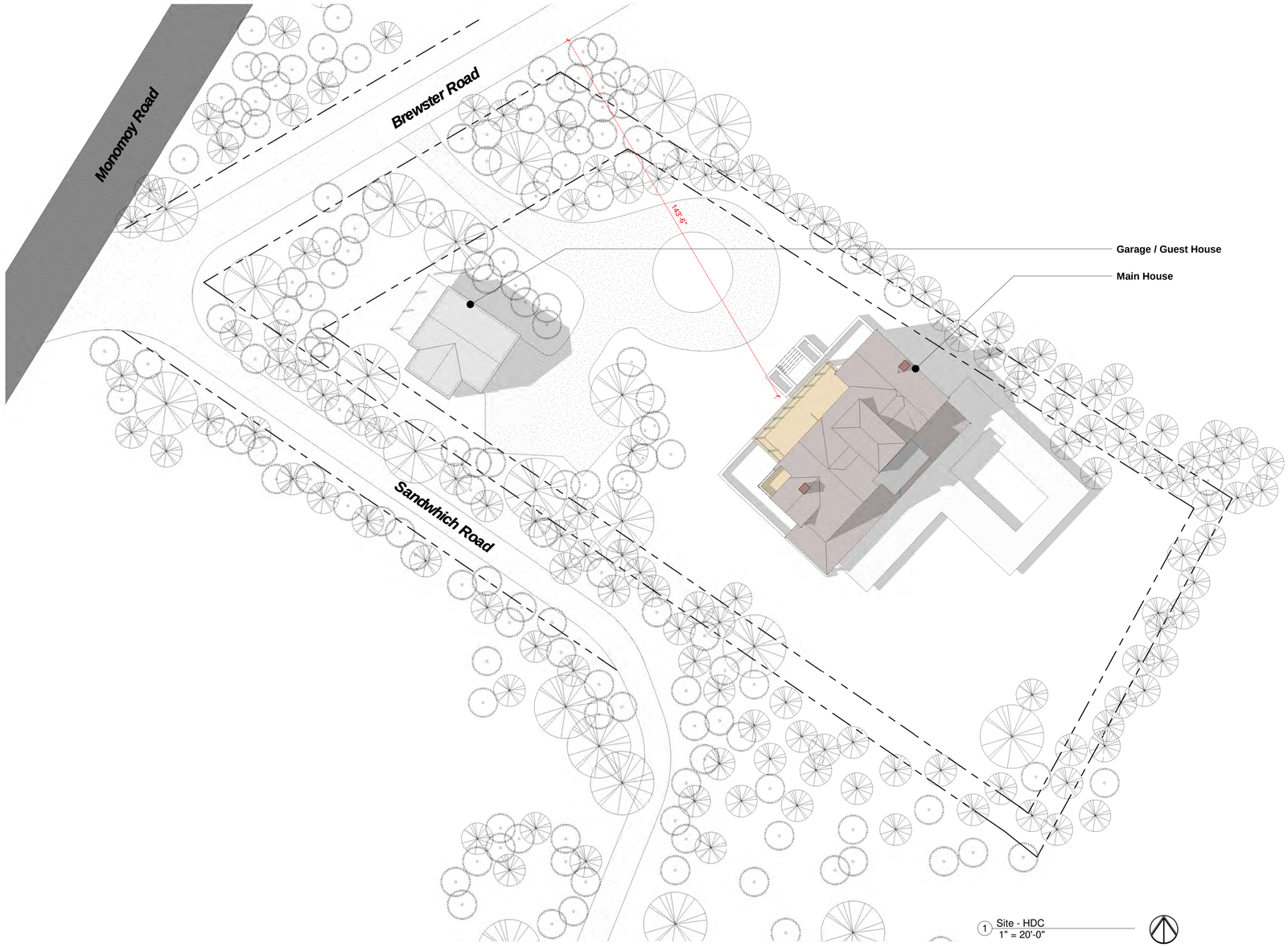
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 2024.09.06 Signature of owner of record Signed by GA under Consent of owner Signed under penalties of perjury







1 Site - HDC
1" = 20'-0"


From Driveway


From Sandwhich Road


From Brewster Road


From Monomoy Road


From Monomoy Road

HDC Submission

gryphon
ARCHITECTS

The Sanford Boat Building
2 Sanford Road, Suite 6
Nantucket MA

www.gryphonarchitects.com
PO Box 325 02554
508 228 2820

Owner
19 Monomoy Road Nominee Trust

Project
Renovations

Location
19 Monomoy Road
Nantucket MA

54 / 260

Structure
Site

#	Description	Date
3	HDC Submission	2024.04.08
4	HDC Revision	2024.05.30
5	HDC Staff	2024.07.10
6	HDC Revision	2024.09.09

HDC Site

HDC3.0

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HDC Submission



2 **North West - Front Yard - Proposed**
1/4" = 1'-0"

Proposed

Previously Approved



1 **NW Previous Approval**
1/4" = 1'-0"

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Nantucket MA

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PO Box 325 02554
508 228 2820

Owner
19 Monomoy Road Nominee Trust

Project
Renovations

Location
19 Monomoy Road
Nantucket MA

54 / 260

Structure
House

Rear Porch

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30
8	HDC Staff	2024.07.10
11	HDC Revision	2024.09.09

Elevations - NW

HDC3.1



2 **South East - Rear Yard - Proposed**
1/4" = 1'-0"

Proposed

Previously Approved



1 **SE Previous Approval**
1/4" = 1'-0"

HDC Submission

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Owner
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Project
Renovations

Location
19 Monomoy Road
Nantucket MA

54 / 260

Structure
House

Rear Porch

#	Description	Date
5	HDC Submission	2024.04.08
7	HDC Revision	2024.05.30
8	HDC Staff	2024.07.10
11	HDC Revision	2024.09.09

Elevations - SE

HDC3.2



3 **North East - Side Yard - Proposed**
1/4" = 1'-0"



4 **South West - Side Yard - Proposed**
1/4" = 1'-0"

Proposed

Previously Approved



1 **NE Previous Approval**
1/4" = 1'-0"



2 **SW Previous Approval**
1/4" = 1'-0"

HDC Submission

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Owner
19 Monomoy Road Nominee Trust

Project
Renovations

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Nantucket MA

54 / 260

Structure
House

Rear Porch

#	Description	Date
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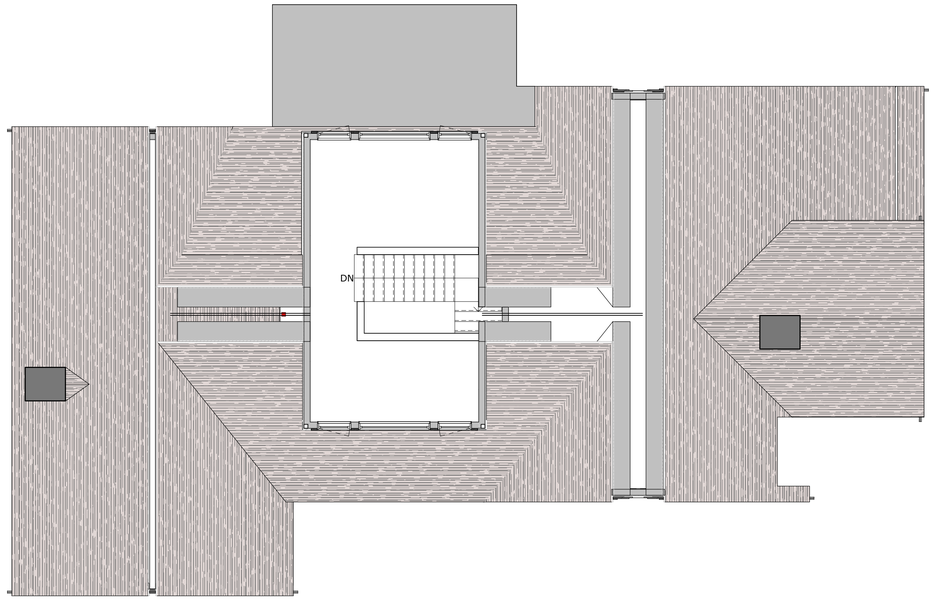
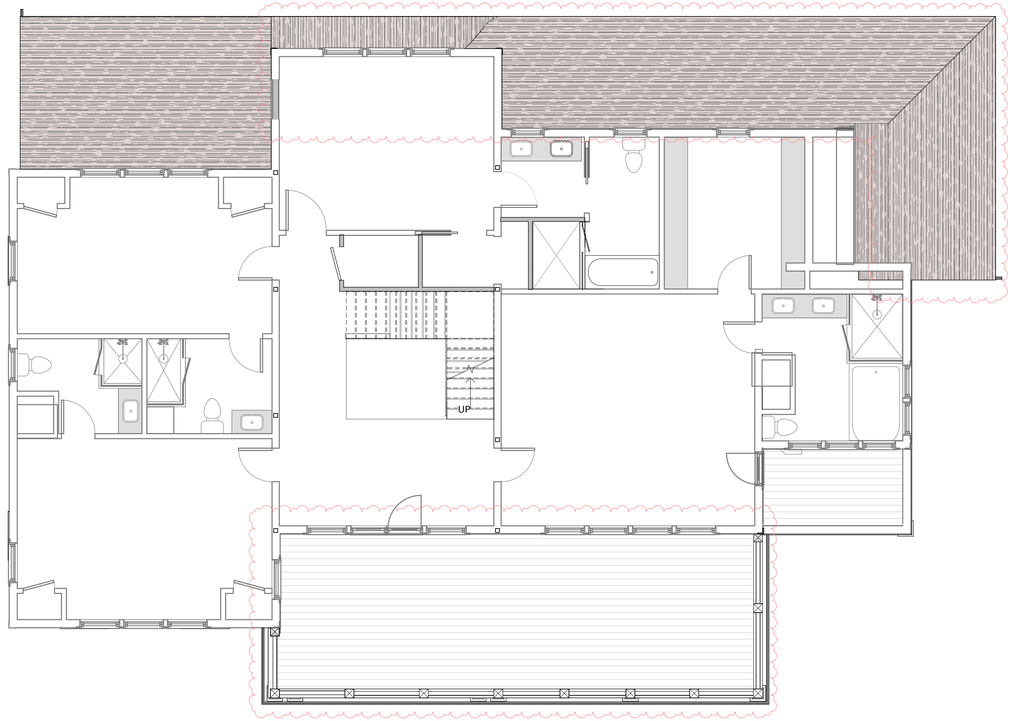
11	HDC Revision	2024.09.09

Elevations - NE/SW

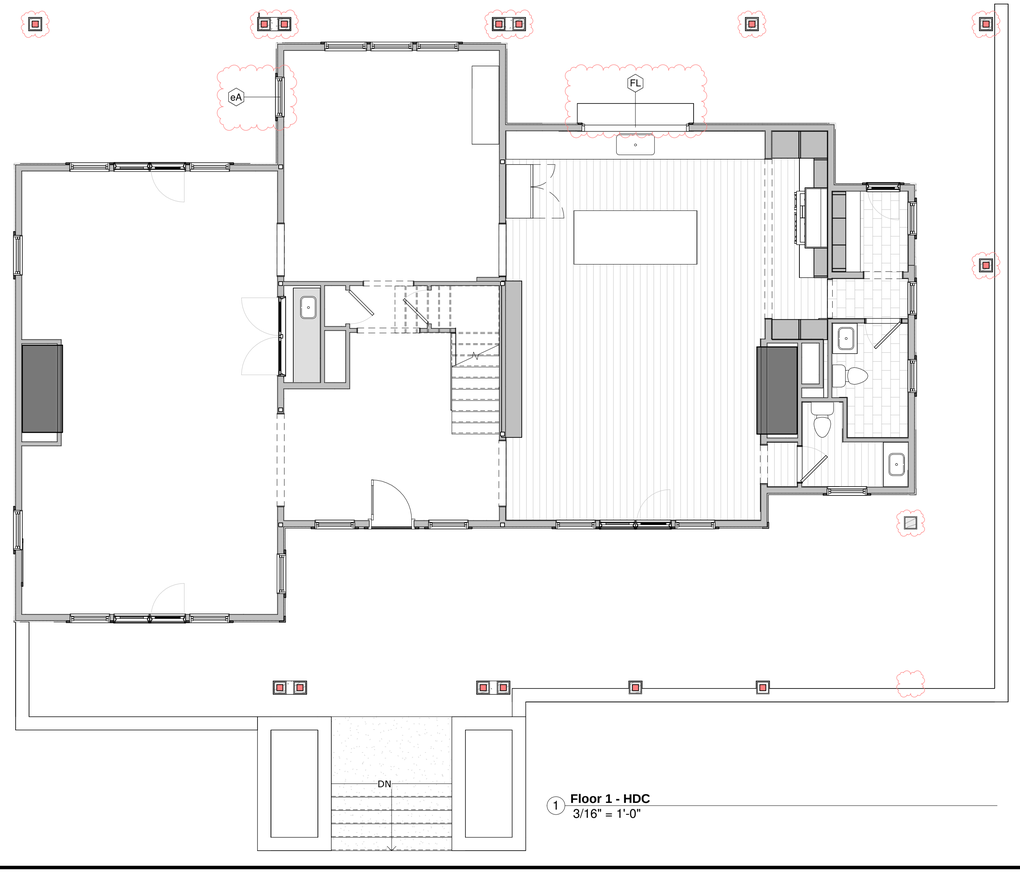
HDC3.3



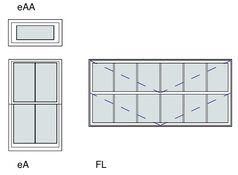
3 **Belvedere - HDC**
3/16" = 1'-0"



2 **Floor 2 - HDC**
3/16" = 1'-0"



1 **Floor 1 - HDC**
3/16" = 1'-0"



Specifications - Windows

Muntins
- SDL

Screens
- Bottom Sash
- Low Transparency mesh

Interior Finish
- By Owner

Hardware
- By Owner

Elevations - Windows
1/4" = 1'-0"

Window Schedule - HDC

Level	Type Mark	Manufacturer	Model	Rough Width	Rough Height	Exterior Unit Finish	Cladding Material	Phase Created	Comments
eFloor 1	eA	Andersen Corporation	400-Series Tilt-Wash Double Hung	3'-0 1/8"	5'-1 3/8"	Vinyl - Andersen - White		New Construction	
eFloor 1	eAA	Andersen Corporation	400-Series Door Transom	3'-0 5/8"	1'-6 5/16"	Vinyl - Andersen - White		New Construction	
eFloor 1	FL	Custom	Foldup Pass Through Window					New Construction	Painted White

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Rear Porch

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Plans

HDC3.4

HDC Submission

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32 Bartlett Road: Map 66 / Parcel 19 SHED

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 19

Street & Number of Proposed Work: 32 Bartlett Rd

Owner of record: 32 Bartlett Rd. LLC

Mailing Address: 32 Bartlett Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: (508)325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☑ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 15' Sq. Footage 1st floor: 180sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 12' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North +/- 6" South " East " West "
Height of ridge above final finish grade: North 13' +/- South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake 5 1/2" Soffit (Overhang) _____ Corner boards 3 1/2" Frieze _____
Window Casing 4 1/2" Door Frame 3" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front Double Barn Doors Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt (to match dwelling)
Trim Natural Sash White Doors Natural
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/6/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus LTD

AS AGENT FOR 32 Bartlett Rd LLC

STREET ADDRESS 32 Bartlett Road

MAP/PARCEL 66/19

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9.9.2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9.9.2024

Date

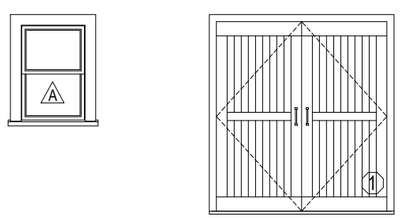
Dobbert Shed

32 Bartlett

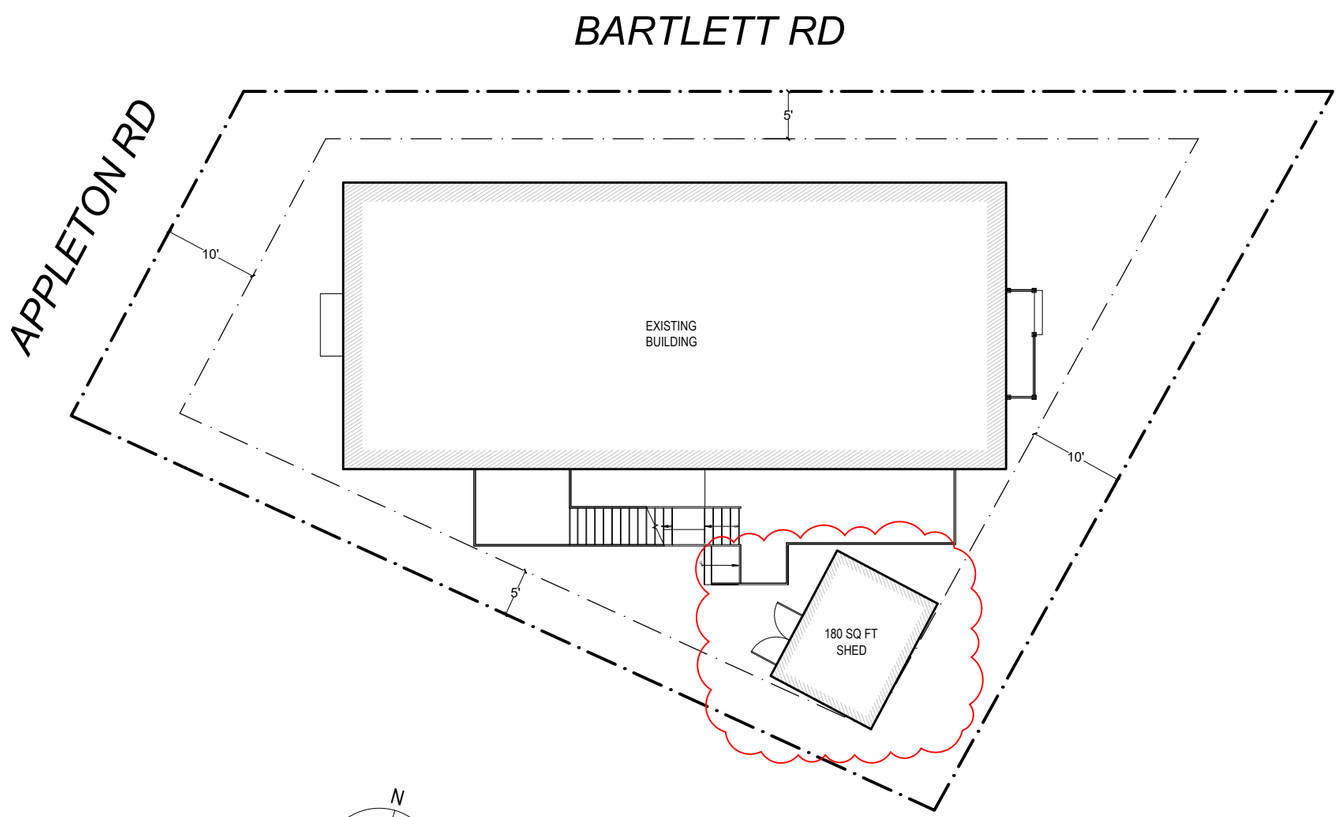
Nantucket, MA 02554



LOCUS



DOOR AND WINDOW SCHEDULE								
WINDOW	QUANTITY	GLASS SIZE	ROUGH OPENING	DESCRIPTION	EXT. COLOR	MANUF. TYP.	MANUFACTURER	DP RATING
A	1	18 X 23	24" x 41½"	Double Hung TDL 1/1				≥ 30
DOOR	QUANTITY	UNIT SIZE	ROUGH OPENING	DESCRIPTION	EXT. COLOR	MANUF. TYP.	MANUFACTURER	DP RATING
1	2	6'-0" x 6'-8" +/-	6'-6" x 6'-11 ½" +/-	Paneled Double Barn Doors				≥ 30



Site Plan

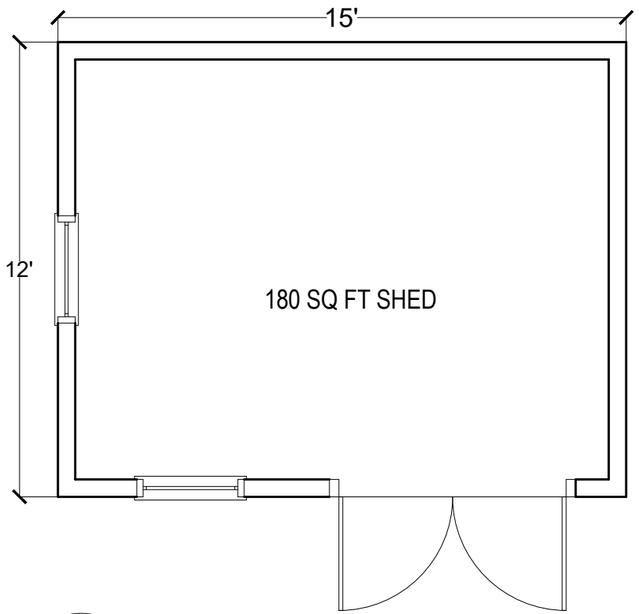
1/16" = 1'

emeritus

Dobbert Shed

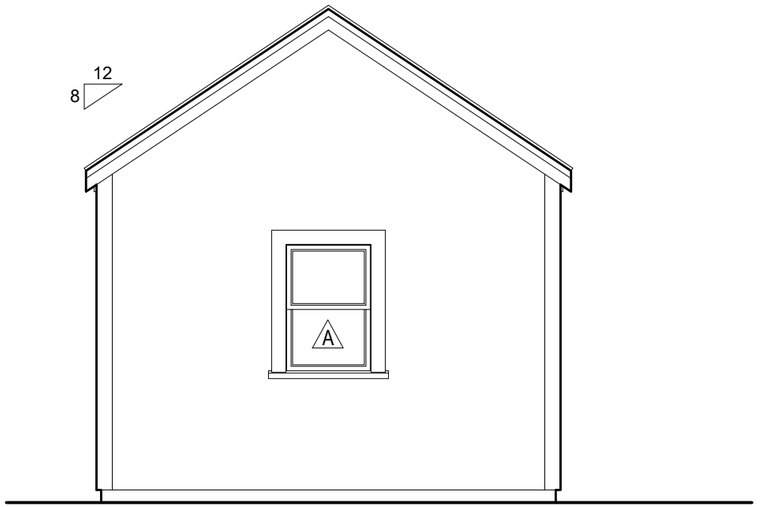
32 Bartlett

Nantucket, MA 02554



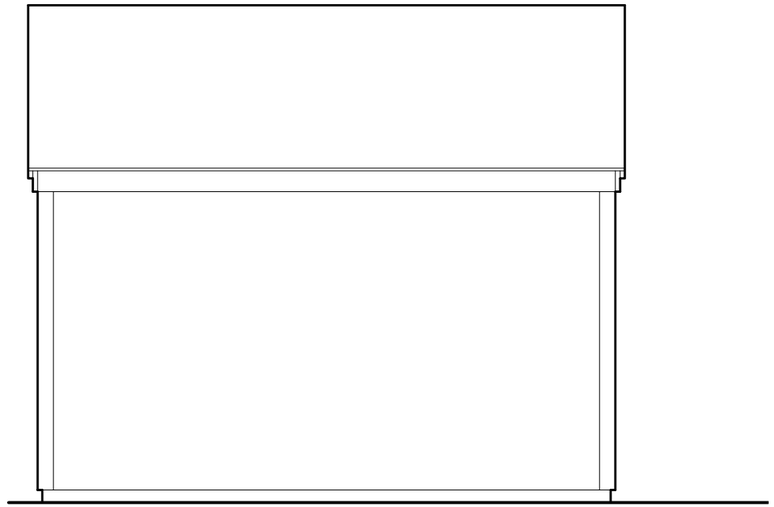
Floor Plan

1/4" = 1'



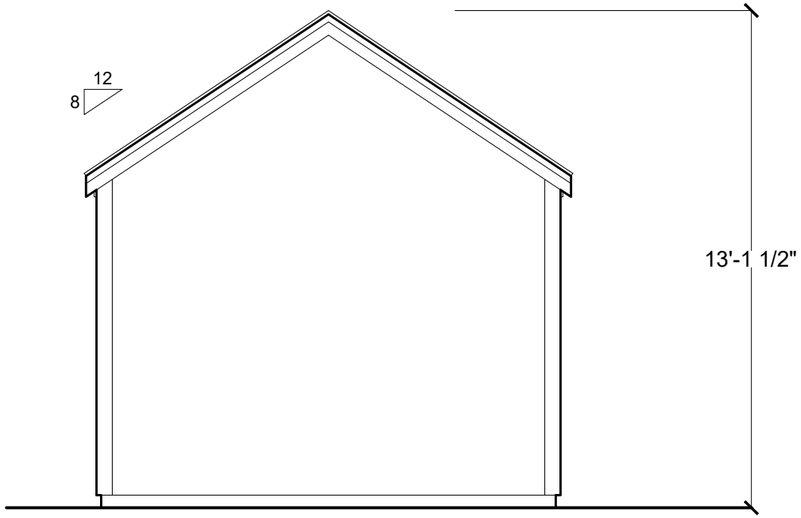
North Elevation

1/4" = 1'



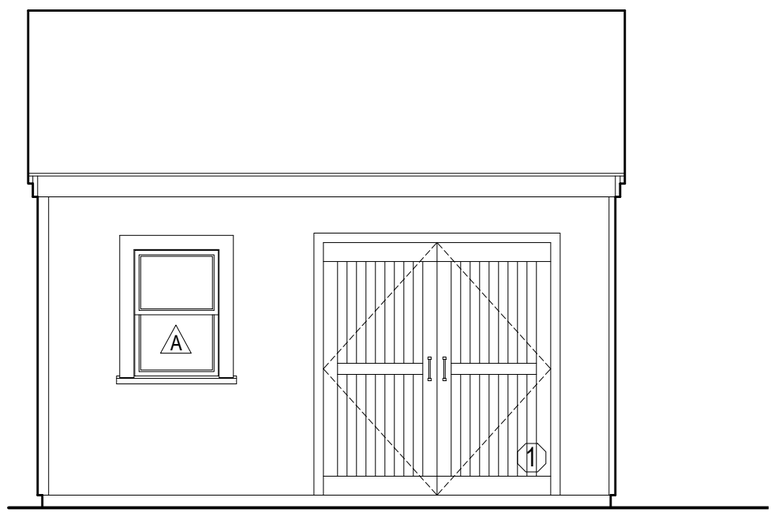
East Elevation

1/4" = 1'



South Elevation

1/4" = 1'



West Elevation

1/4" = 1'

emeritus

Floor Plan & Elevations

1/4" = 1'


SHED
LOCATION

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

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X 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

X 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

X 3. **Application Fee**: See back of application for fee schedule or call the office.

X 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

X 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

X 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

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REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

X 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

N/A 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

N/A 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

X 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

RY 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Gmail **Reid Yenor <rkyenor@gmail.com>**

26 Quidnet HDC Authorization

JOHN DONOHUE <johntdon@aol.com> Wed, Sep 4, 2024 at 10:19 PM
To: Reid Yenor <rkyenor@gmail.com>

I authorize Reid Yenor to represent 26 Quidnet Path in all matters pertaining to the Historic District Commission.
Sent from my iPhone
[Quoted text hidden]

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 21 PARCEL N°. 150

Street & Number of Proposed Work: 26 Quidnet Path

Owner of record: ~~Scarlet [illegible] LLC~~ Quidnet LLC

Mailing Address: ~~Hot Rolling Rd, Charlotte, NC 28207~~ 25 Jennifer Lane New Canaan, CT 06840

Contact Phone #: _____ E-mail: johntdon@aol.com

AGENT INFORMATION (if applicable)

Name: Reid Yenor

Mailing Address: 54 old South rd Nantucket, MA 02554

Contact Phone #: 646-670-7188 E-mail: rkyenor@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Cabana Structure

Size of Structure or Addition: Length: 12'6" Sq. Footage 1st floor: _____ Decks/Patio: Size: 200 Sq. Ft. ☒ 1st floor ☐ 2nd floor
Width: 12'6" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0'-0" South 0'-0" East 0'-0" West 0'-0"
Height of ridge above final finish grade: North 14'-3" ± South 14'-3" East 14'-3" West 14'-3"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☒ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening N/A Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1X8 Rake 1X8 Soffit (Overhang) N/A Corner boards 4/4X6 Frieze 1X8
Window Casing 1X4 Door Frame 1X4 Columns/Posts: Round ~~[illegible]~~ Square 7X7

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other Andersen 400
☒ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☒ TDL ☐ SDL Front _____ Rear 18 Lite Side 18-Lite
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

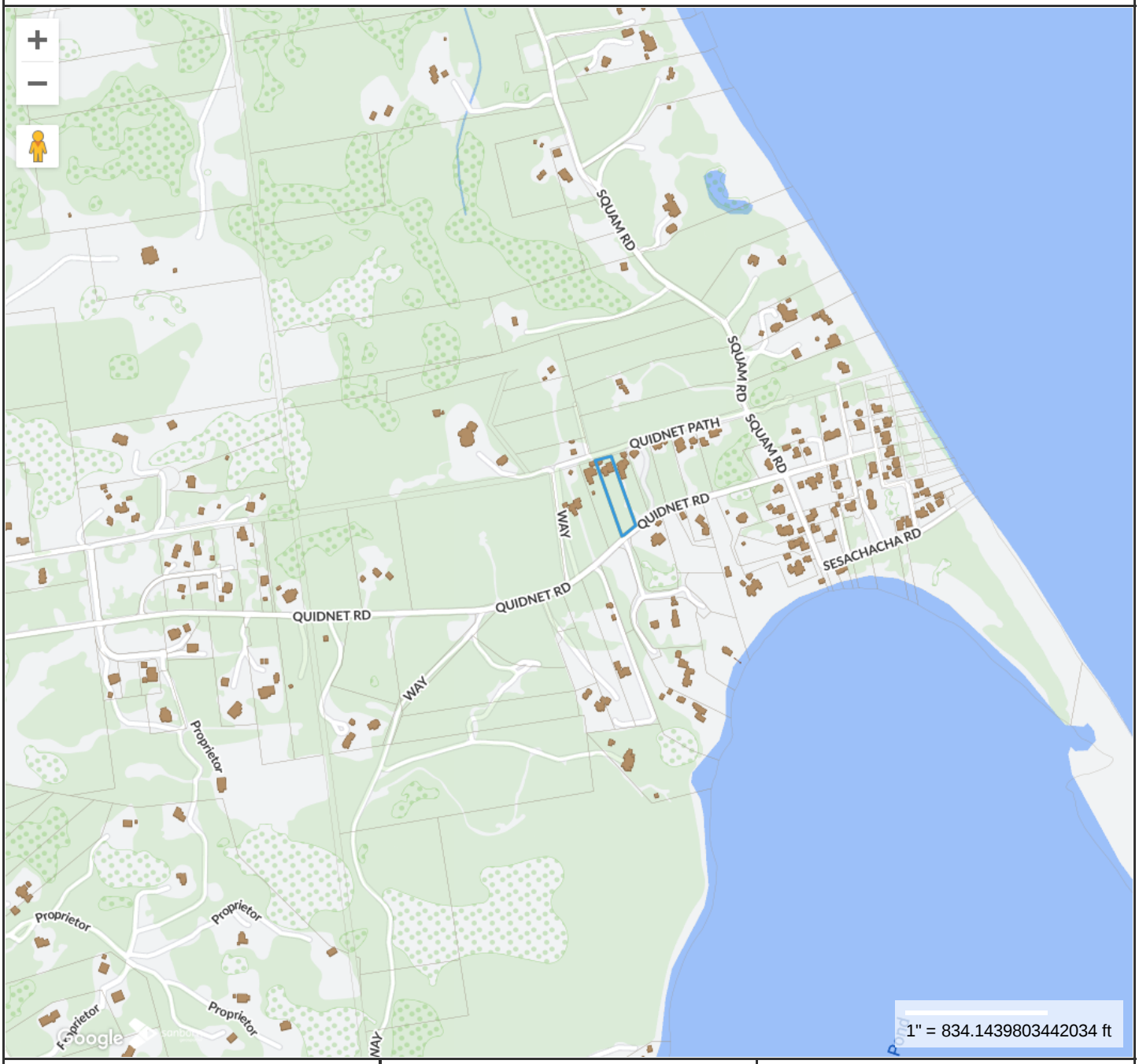
* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) N/A Roof NTW
Trim Match Existing (Grey) Sash Black Doors Black
Deck N/A Foundation Grey Fence NTW Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.



Property Information

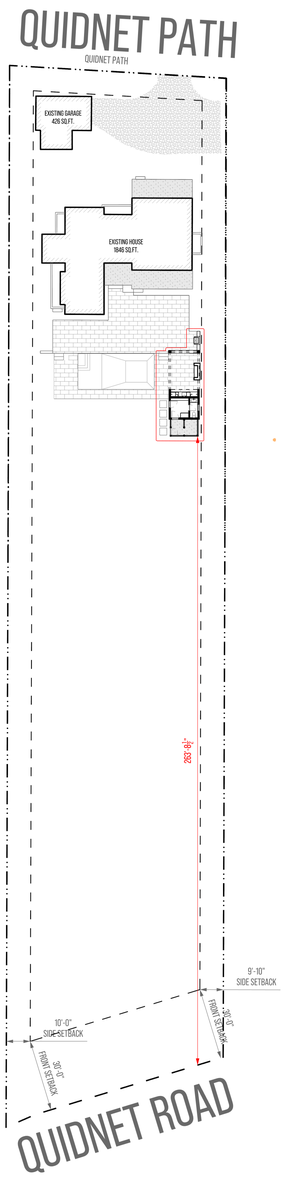
Property ID	188605
Location	26 QUIDNET PATH
Owner	QUIDNEST LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

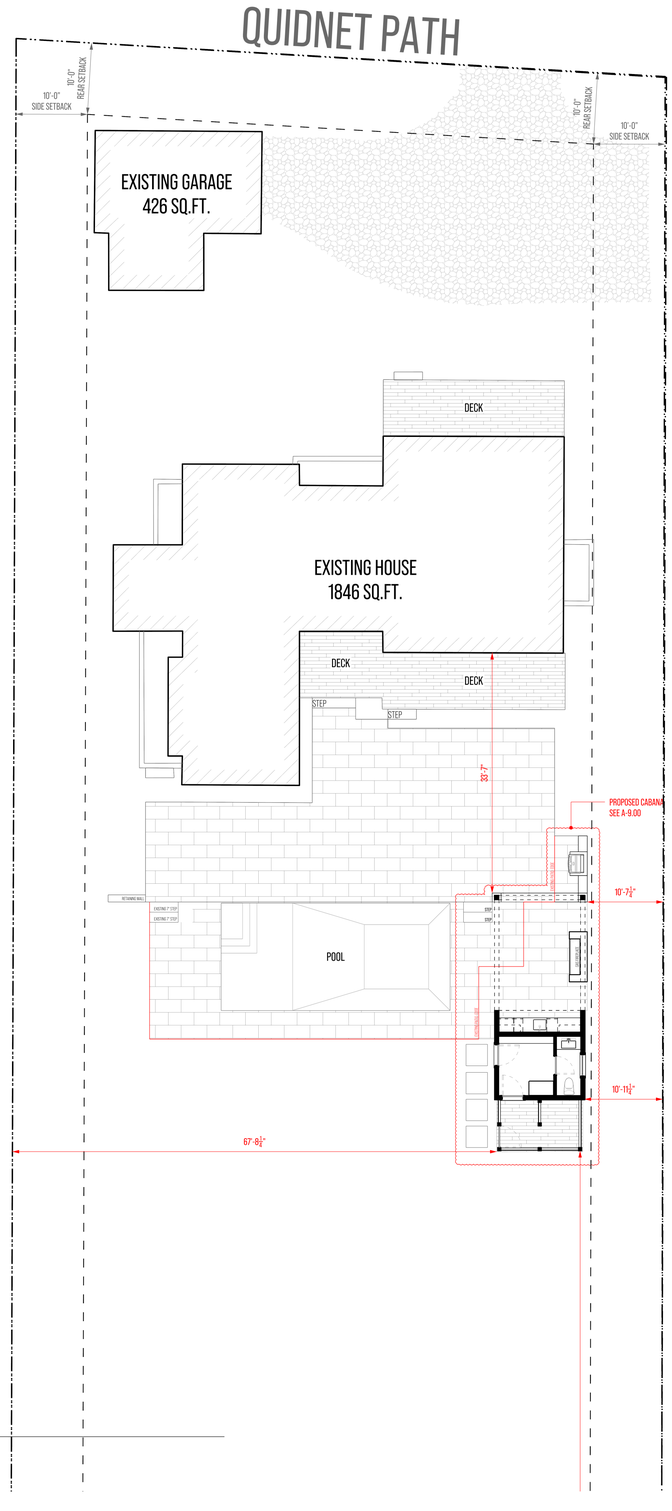
Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



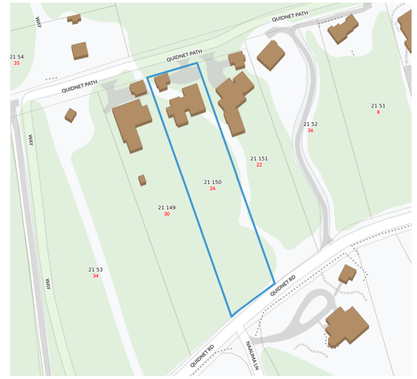
2 LOCATION PLAN

SCALE : 1:30



1 SITE PLAN

SCALE : 1:10



2 LOCUS MAP

NOTES

ADDRESS: 26 QUIDNET PATH

MAP/PARCEL: 21 / 150

ZONING CODE: R20

LOT AREA = 38,768 SQ.FT. ±

SETBACKS

- FRONT = 30'
- SIDE/REAR = 10'

SQUARE FOOTAGE

- NEW PATIO = 200 SQ.FT. ±
- BTHRM/POWDER ROOM = 156 SQ.FT. ±
- OUTDOOR SHOWER = 83 SQ.FT. ±

N

0' 4' 12' 28'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
26 QUIDNET PATH
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 09, 2024

PROJECT:
CABANA & PERGOLA

CLIENT:
DONOHUE

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
02/26/24	ROUND 01
06/05/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION

DRAWING TITLE

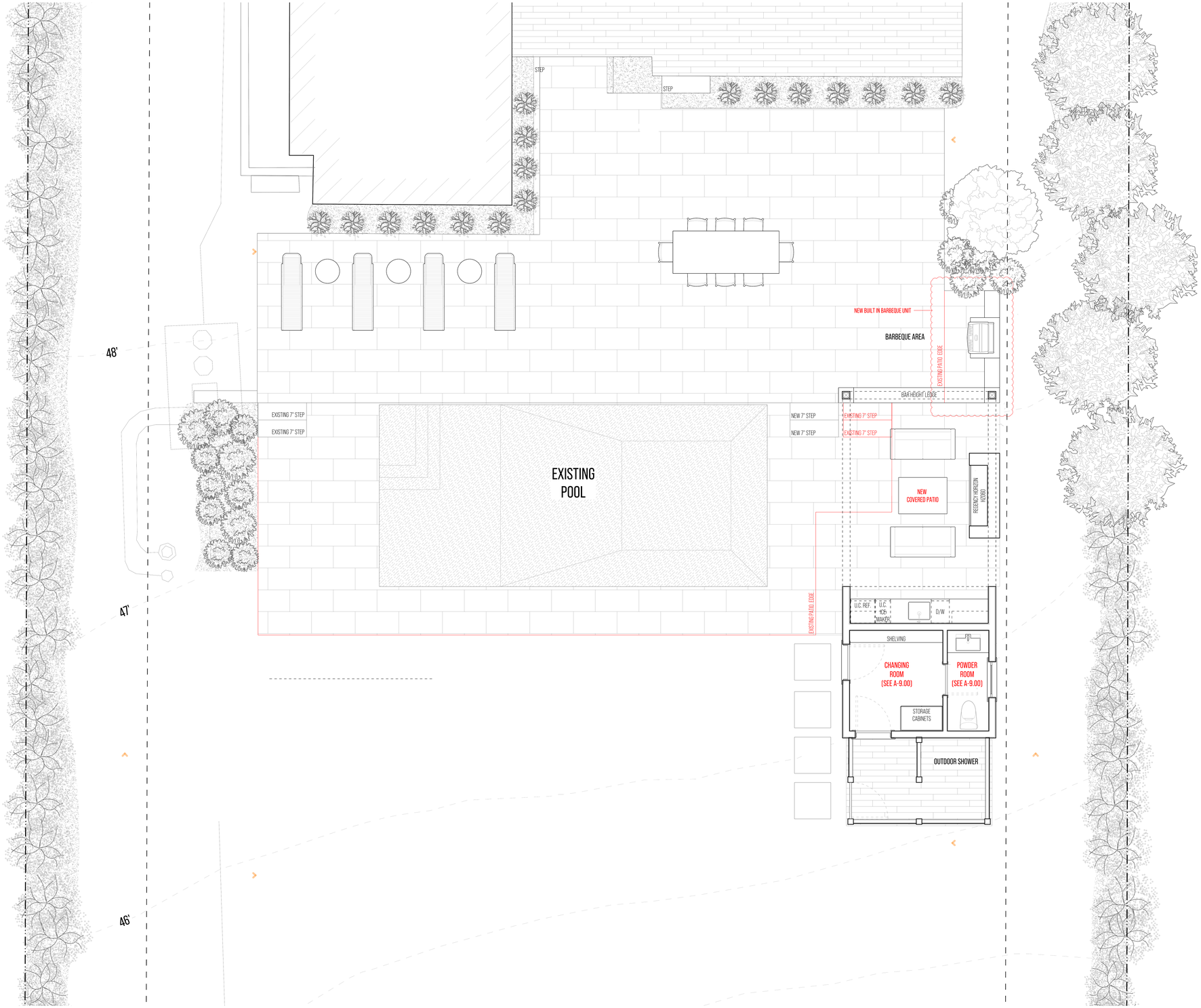
SITE PLAN

SHEET NUMBER

A-0.00

DRAWN BY

REID YENOR



1 FIRST FLOOR PLAN

SCALE : 1/4" = 1'

N

0' 2' 6' 14'

yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
26 QUIDNET PATH
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 04, 2024

PROJECT:
CABANA & PERGOLA

CLIENT:
DONOHUE

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
02/26/24	ROUND 01
06/05/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION
08/07/24	PRICING SET REV - 01
08/22/24	PRICING SET REV - 02

DRAWING TITLE

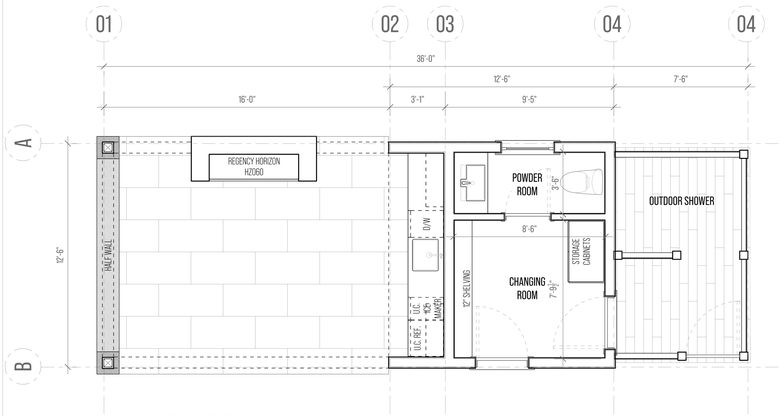
SITE PLAN /
FLOOR PLAN

SHEET NUMBER

A-1.10

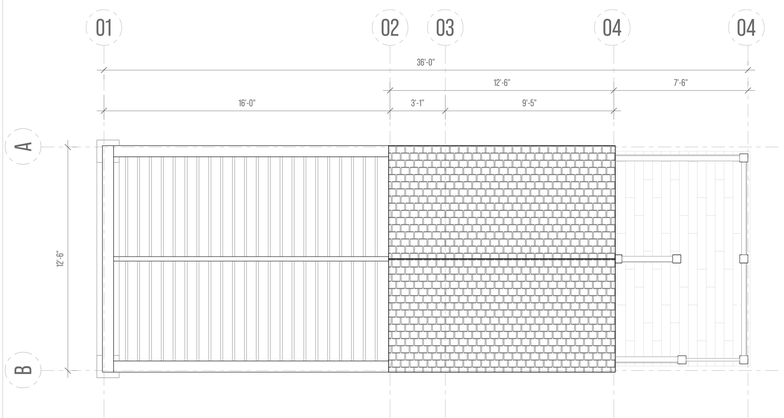
DRAWN BY

REID YENOR



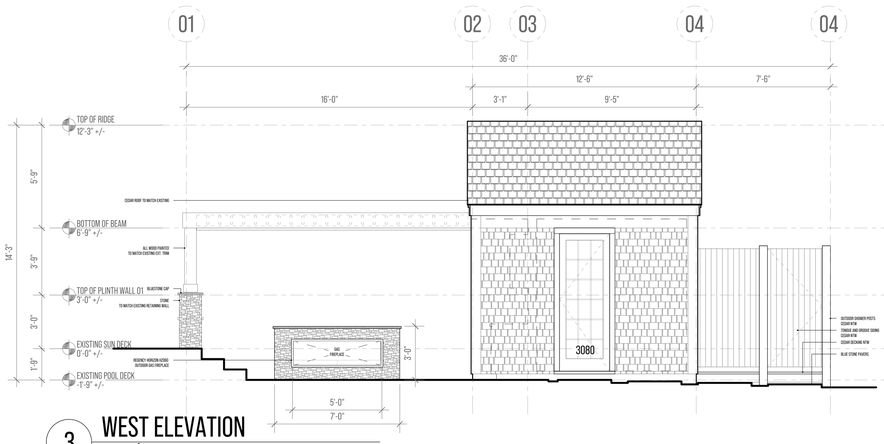
1 FLOOR PLAN

SCALE : $\frac{1}{4}$" = 1'



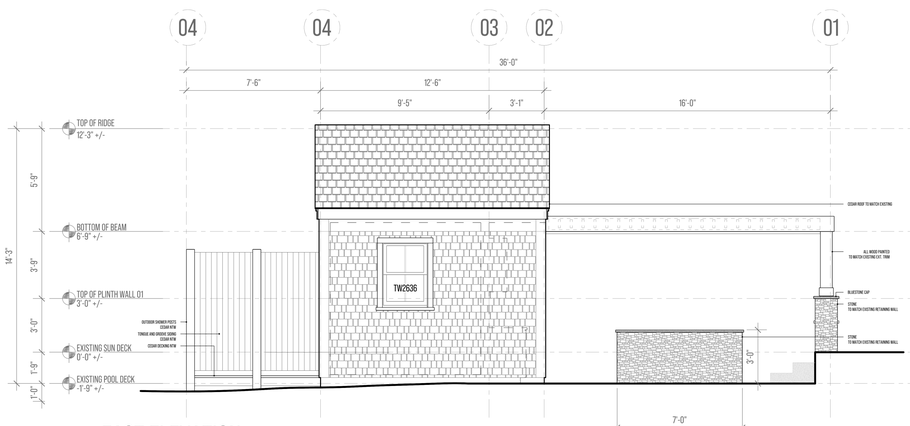
2 ROOF PLAN

SCALE : $\frac{1}{4}$" = 1'



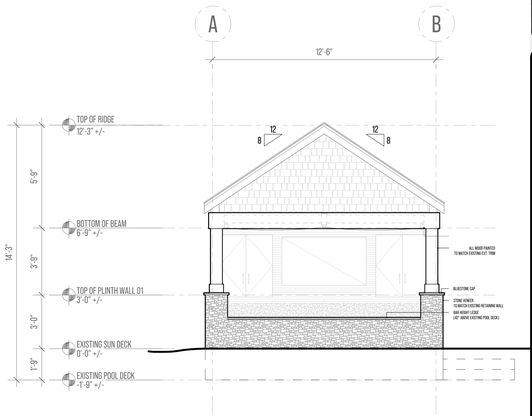
3 WEST ELEVATION

SCALE : $\frac{1}{4}$" = 1'



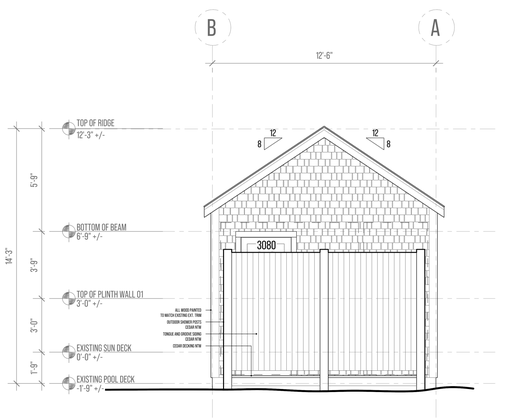
4 EAST ELEVATION

SCALE : $\frac{1}{4}$" = 1'



5 NORTH ELEVATION

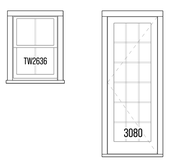
SCALE : $\frac{1}{4}$" = 1'

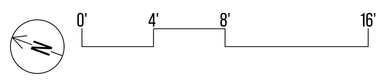


6 SOUTH ELEVATION

SCALE : $\frac{1}{4}$" = 1'

WINDOW & DOOR SCHEDULE





yenor DESIGN COMPANY

PROJECT INFORMATION

ADDRESS:
26 QUIDNET PATH
NANTUCKET
MASSACHUSETTS
02554

DATE DRAWN:
SEPTEMBER 04, 2024

PROJECT:
CABANA & PERGOLA

CLIENT:
DONOHUE

DESIGNER:
YENOR DESIGN COMPANY
54 OLD SOUTH ROAD
NANTUCKET, MASSACHUSETS
02554

CONTRACTOR:
TBD

DRAWING INFORMATION

SETS ISSUED:

DATE	NAME
02/26/24	ROUND 01
06/05/24	PRICING SET

REVISION HISTORY:

DATE	DESCRIPTION
08/22/24	PRICING SET REV - 02

DRAWING TITLE

CABANA
PLANS

SHEET NUMBER

A-9.00

DRAWN BY

REID YENOR

26 QUIDNET PATH



VIEW FROM QUIDNET PATH





VIEW FROM QUIDNET RD



VIEW FROM QUIDNET PATH



VIEW FROM QUIDNET PATH

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Reid Yenor

AS AGENT FOR QUIDNEST LLC

STREET ADDRESS 26 QUIDNET PATH NANTUCKET, MA 02554

MAP/PARCEL 21/150

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

SEPTEMBER 6, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Reid Yenor — Signature

09/06/2024 — Date

PLAINFIELD (40' WIDE) ROAD

GRASS

GRASS

Belgain Block Apron
125 SF

Existing Split Rail Fence

Belgian block set in turf

58.2

58.2

Existing

Board Fence with gate

IPE Decking - Flush with Pool

Stepstones

Auto Cover Vault

PERGOLA

Blue Mist Granite

20'x40' Pool

8'x8' Spa

Pool Equipment

Shed Reduced to 200SF

Outdoor Shower

Built in Grill

MOVE

Deer fencing PVC coated wire in Vegetation

Existing 8 ft Hedge

Existing 8 ft Hedge

0 10 20 30 40 feet

1" = 10'



Board Fence Example



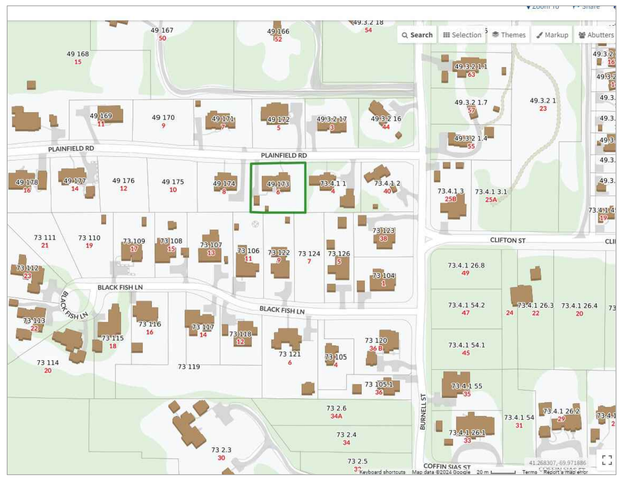
Blue Mist Granite



Wire Fence in Vegetation Example



Built in Grill Example



LOCUS

CHAMPOUX LANDSCAPE

- PREPARED FOR -

Keller 6 Plainfield Road
Siasconset MA 02564

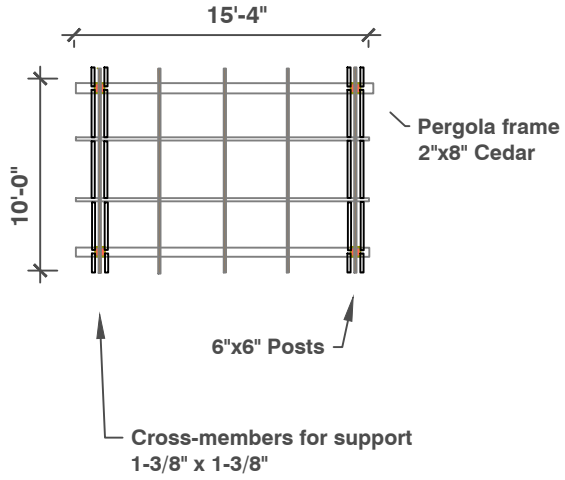
- DRAWING -

- REVISIONS -
9/5/2024

Scale 1" = 10'

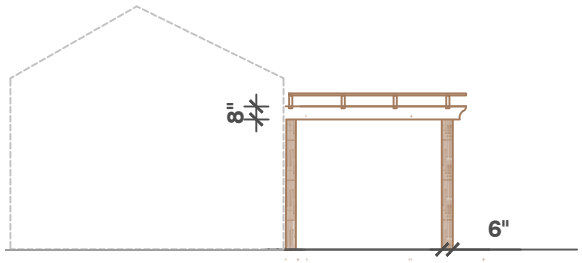
L-1

Top View

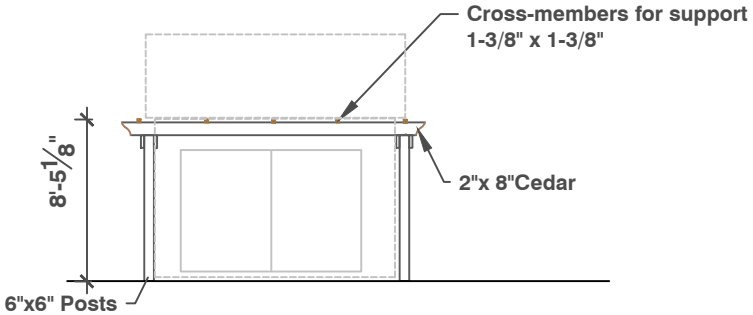


Pergola Built
Using natural to weather Cedar

North Elevation



West Elevation



CHAMPOUX LANDSCAPE

- PREPARED FOR -

Keller

6 Plainfield Road
Siasconset, MA 02564

- DRAWING -

Pergola

- REVISIONS -

9/5/2024

Scale 1" = 10'

L-1

CERTIFICATE NO: _____ DATE ISSUED _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49 PARCEL N°. 173

Street & Number of Proposed Work: 6 Plainfield Road

Owner of record: David ; Avery Keller

Mailing Address: 425 Woodland Rd

Lake Forest IL 60045

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Champion Landscape

Mailing Address: PO Box 518

Nantucket MA 02584

Contact Phone #: 508-560-3368 E-mail: Beachamp1@gmail

FOR OFFICE USE ONLY

Fee Paid: $ _____

Date application received: _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☑ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☑ Gate ☑ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District SR20) ☐ Roof ☑ Other Spa 8'x8' / Pool 20'x40' / Pergola 15'x10' / Apron 125sf

Size of Structure or Addition: Length: 50' Sq. Footage 1st floor: _____

Deck & Patio: Size: 640 sf Deck ☐ 1st floor ☐ 2nd floor

Deck & Width: 11' Sq. footage 2nd floor: _____

Size: 508 sf Patio ☐ 1st floor ☐ 2nd floor

IPE Landings → (13x5) + (3x4) Sq. footage 3rd floor: _____

IPE Deck

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 7FT / 7FT

Type: Board / Wire in Veg

Length: 42 FT / Veg = 245 FT

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways Gravel Walkways Bluestone Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

SEP 06 2024

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

1. **Completed Application Form**: Description of ALL work must be indicated on application form.
2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
3. **Application Fee:** See back of application for fee schedule or call the office.
4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps
5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*
6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.
7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.
2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.
3. **As-Built Plans (1copy):** of existing elevations
4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.
5. N/A **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).
6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (I.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

SEP 06 2024

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Frank Champoux

AS AGENT FOR Dave + Audrey Keller

STREET ADDRESS 6 Plainfield Rd

MAP/PARCEL 49/173

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature

9/6/2024
Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 91 PARCEL N°. 27

Street & Number of Proposed Work: 109 TOM NEVERS RD.

Owner of record: PIXIE HOLLOW LLC

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

AGENT INFORMATION (if applicable)

Name: MARK CUTONE ARCHITECTURE +

Mailing Address: 2 BROAD ST. NANTUCKET MA, 02554

Contact Phone #: 508-228-2728 E-mail: mduce@markcutone.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. HDC2023-11-9477
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 76'-0" Sq. Footage 1st floor: 1,500 Decks/Patio: Size: 30' x 8' ☒ 1st floor ☐ 2nd floor
Width: 24'-0" Sq. footage 2nd floor: _____ Size: 8' x 4' ☒ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North -9'-0" South 1'-0" East 1'-0" West 1'-0"

Height of ridge above final finish grade: North 14'-10 3/4" South 14'-10 3/4" East 14'-10 3/4" West 14'-10 3/4"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

SEE DRAWINGS

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 2" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 6 /12 Dormer — /12 — Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☒ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other GREY TO MATCH 105 & 107 TOM NEVERS RD.
C. Dimensions: Fascia 9 3/4" Rake — Soffit (Overhang) 2 1/4" Corner boards — Frieze —
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 10"

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front PATIO SLIDER Rear WOOD PAINTED Side N/A
Garage Door(s): Type OVERHEAD Material WOOD PAINTED

Hardscape materials: Driveways SHELL Walkways BLUESTONE Walls PARGED CONCRETE

* Note: Complete door and window schedules are required.

COLORS

Sidewall WHITE CEDAR SHINGLES Clapboard (if applicable) N/A Roof RED CEDAR
Trim GREY Sash BLACK Doors BLACK
Deck IPE Foundation POURED CONCRETE Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09/06/2024 Signature of owner of record _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Jan 2020

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✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

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N/A 3. **As-Built Plans (1copy):** of existing elevations

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(initial to indicate read and understand) CMA

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N/A 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587 Fax: 508.228.7298

COMMISSIONERS

ASSOCIATE COMMISSIONERS

STAFF

Waiver of the HDC 10 Day Hearing Requirement

I CHARLES MAXWELL DUCE

AS AGENT FOR PIXIE HOLLOW LLC

STREET ADDRESS 109 TOM NEVERS RD.

MAP/PARCEL 91/27

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09/06/2024

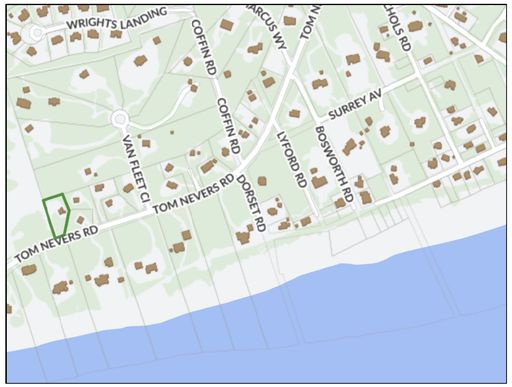
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE HOLIDAY MEETING SCHEDULE, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature Date 09/06/2024

KELLY - 109 TOM NEVERS RD.



LOCUS PLAN: NTS



AERIAL VIEW: NTS

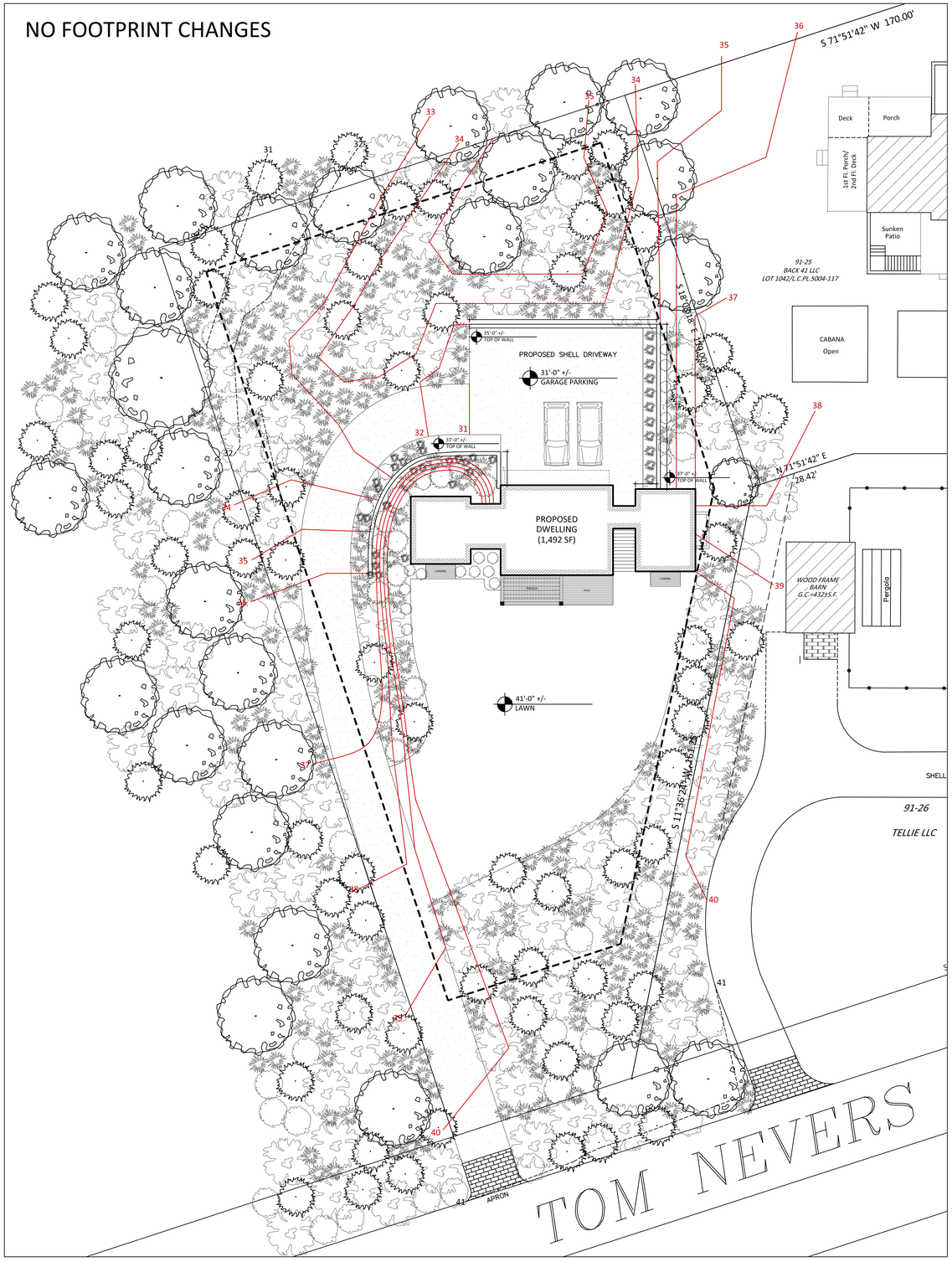
DRAWING LIST:

C1.1 COVER SHEET

A1.0 BASEMENT PLAN & WINDOW SCHEDULE
A1.1 FIRST FLOOR PLAN

A2.1 PREVIOUS & PROPOSED SOUTH ELEVATIONS
A2.2 PREVIOUS & PROPOSED EAST ELEVATIONS
A2.3 PREVIOUS & PROPOSED NORTH ELEVATIONS
A2.4 PREVIOUS & PROPOSED WEST ELEVATIONS

NO FOOTPRINT CHANGES



SITE PLAN: 1/16" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

CONTRACTOR

TODD BURNS
61 OLD SOUTH RD. PMB #306
NANTUCKET, MA 02554
508.246.0190

MAIN HOUSE

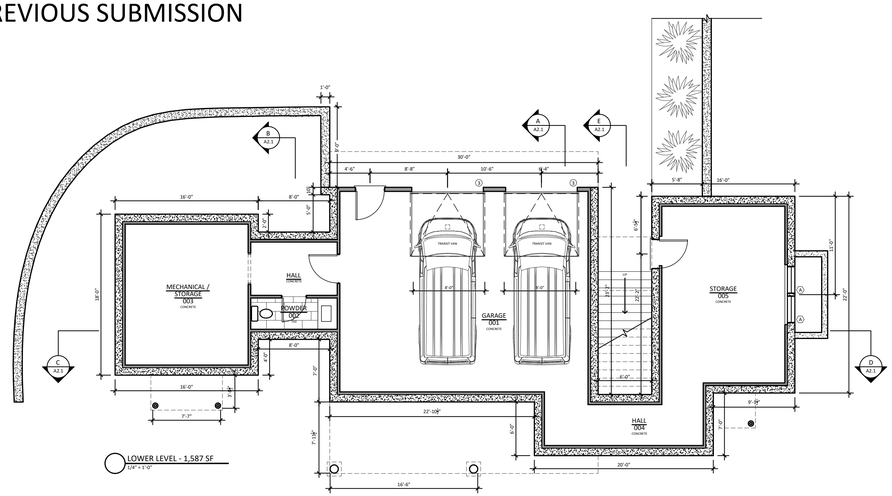
KELLY
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

COVER SHEET

C1.1

06 SEPTEMBER 2024

PREVIOUS SUBMISSION

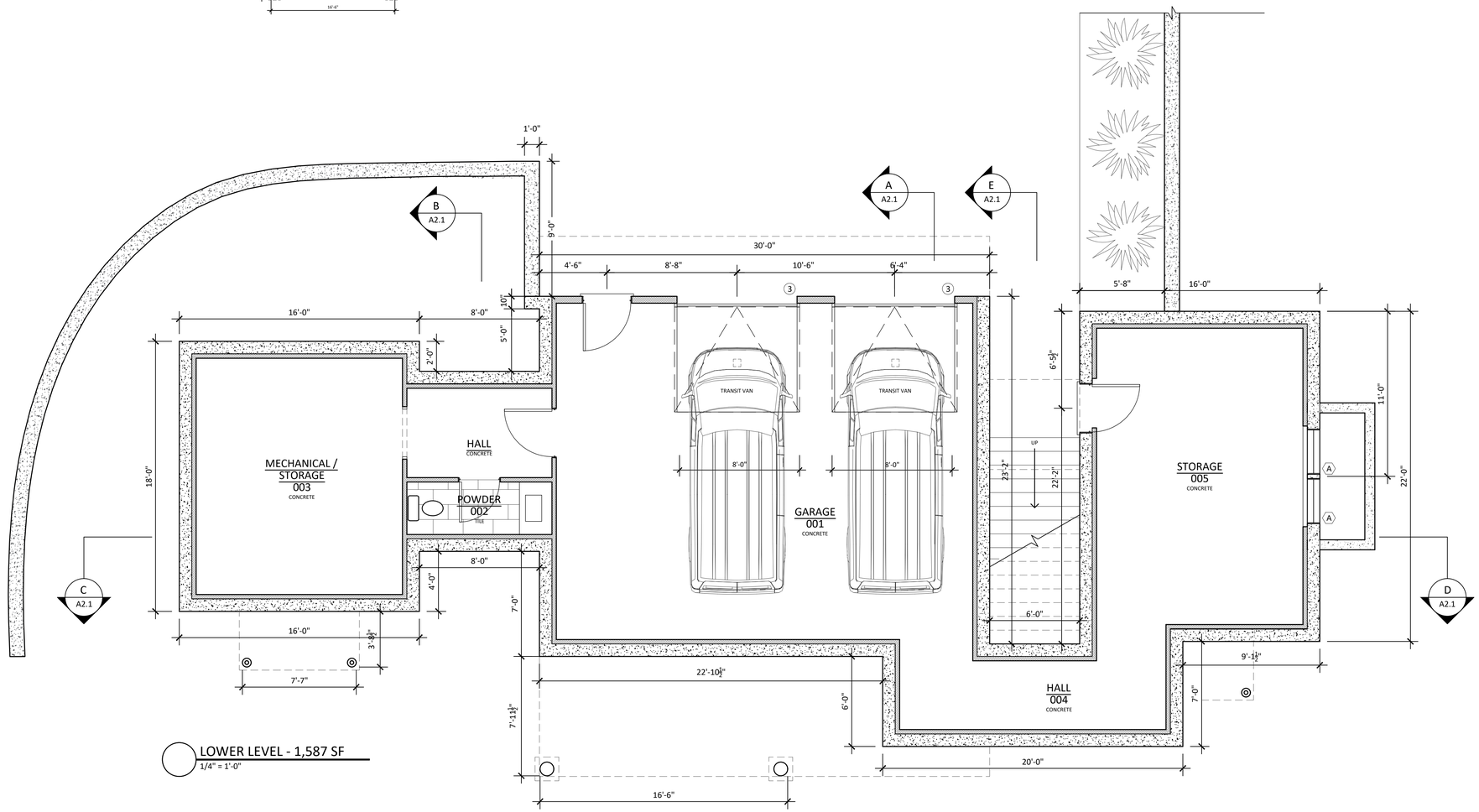


WINDOW SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
AT	2	ANDERSEN WOODWRIGHT	R.O.: 3'-0" x 5'-0"	TEMPERED 2/2 DOUBLE HUNG WINDOW
A	9	ANDERSEN WOODWRIGHT	R.O.: 3'-0" x 5'-0"	2/2 DOUBLE HUNG WINDOW
B	1	ANDERSEN WOODWRIGHT	R.O.: 2'-2" x 3'-4"	2/2 DOUBLE HUNG WINDOW
C	4	ANDERSEN WOODWRIGHT	R.O.: 2'-0" x 2'-4"	4 LIGHT OPERABLE AWNING WINDOW
D	2	ANDERSEN WOODWRIGHT	R.O.: 2'-0" x 2'-4"	4 LIGHT AWNING WINDOW
E	2	CUSTOM	R.O.: 5'-11" x 7'-3"	1 LIGHT FIXED CUSTOM WINDOW
DOOR SCHEDULE				
#	QTY	MODEL NUMBER	ROUGH OPENING	DESCRIPTION
1	1	MARVIN INTEGRITY SERIES	R.O.: 3'-0" x 7'-0"	6 LIGHT PATIO DOOR
2	2	MARVIN INTEGRITY SERIES	R.O.: 9'-0" x 7'-0"	(3) 6 LIGHT SLIDING DOOR
3	2	UPSTATE DOOR	R.O.: 8'-0" x 8'-0"	OVERHEAD DOOR
4	2	CUSTOM EXTERIOR DOOR	R.O.: 3'-0" x 8'-0"	SINGLE HINGED WOODEN DOOR

*ALL DOORS AND WINDOWS TO HAVE DP RATING AND LOW E GLASS

*WINDOW EXTERIOR CLAD TO BE BLACK

*WHITE SASH INTERIOR



MARK CUTONE ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
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MARKCUTONE.COM

SURVEYOR

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STRUCTURAL DESIGN

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FALMOUTH, MA 02541
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CONTRACTOR

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61 OLD SOUTH RD. PMB #306
NANTUCKET, MA 02554
508.246.0190

MAIN HOUSE

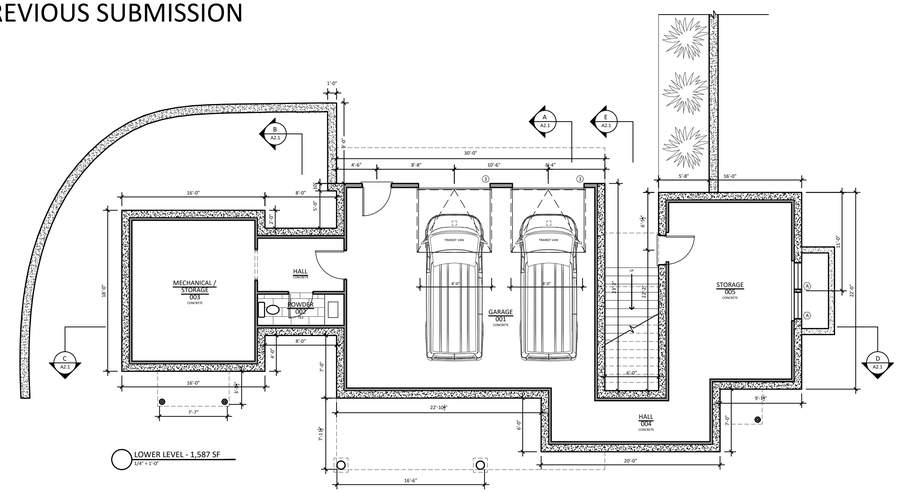
KELLY
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

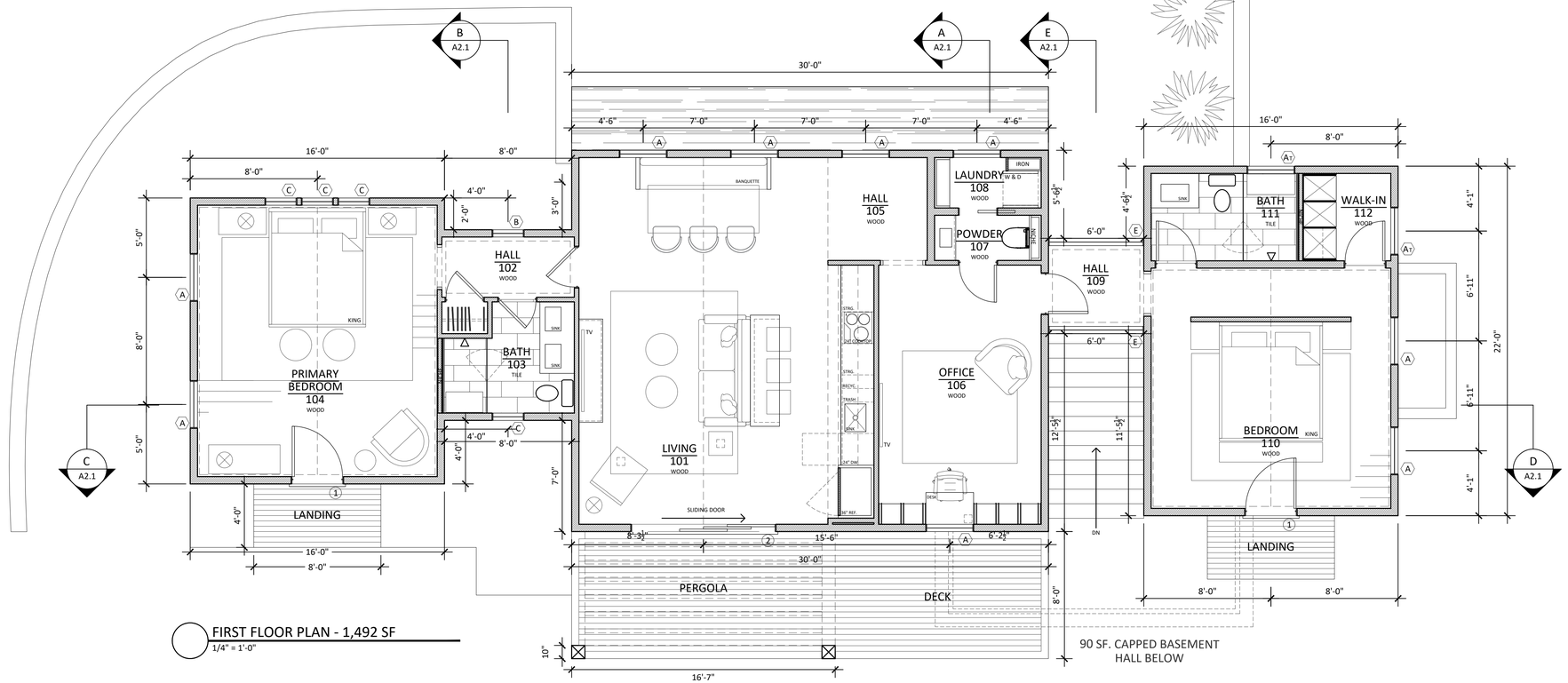
BASEMENT PLAN

A1.0

06 SEPTEMBER 2024

PREVIOUS SUBMISSION





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FIRST FLOOR PLAN

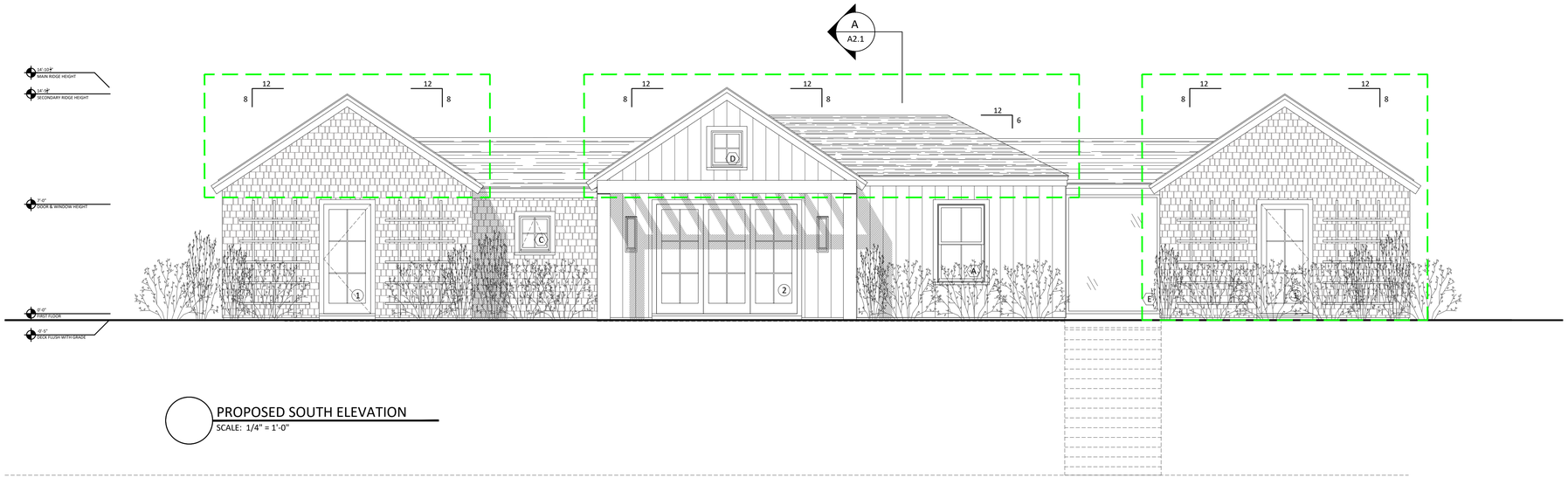
A1.1

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



PREVIOUS SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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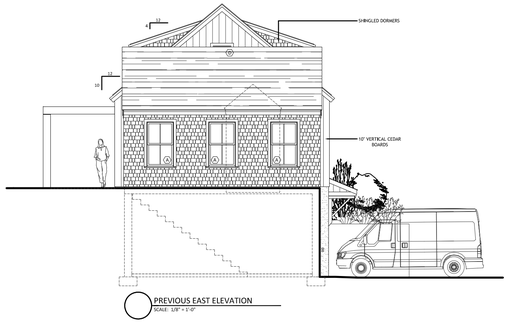
ELEVATIONS

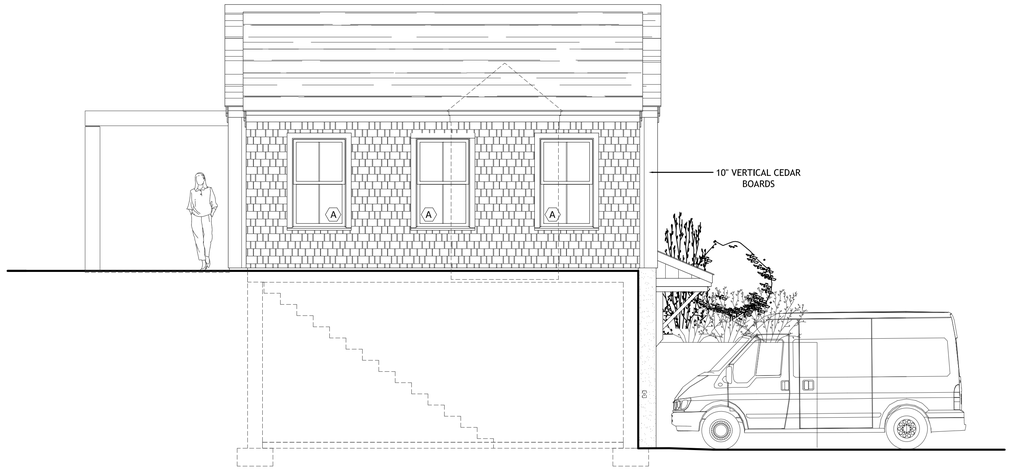
A2.1

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



PREVIOUS EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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ELEVATIONS

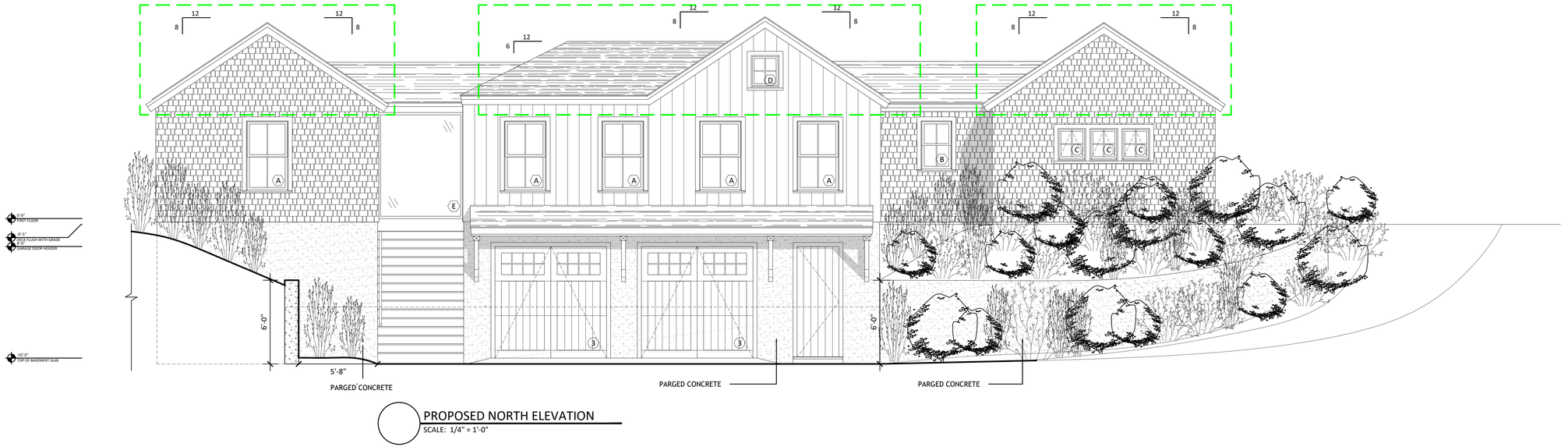
A2.2

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



PREVIOUS NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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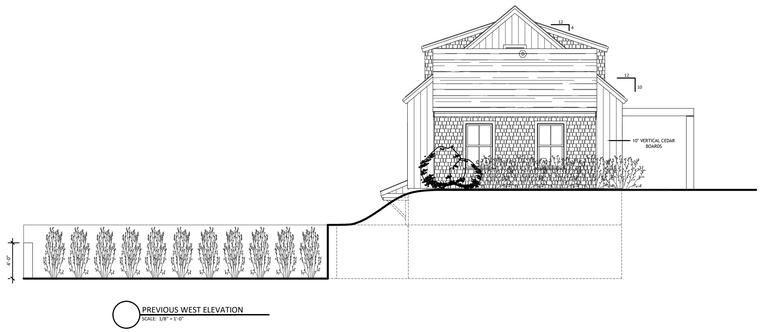
ELEVATIONS

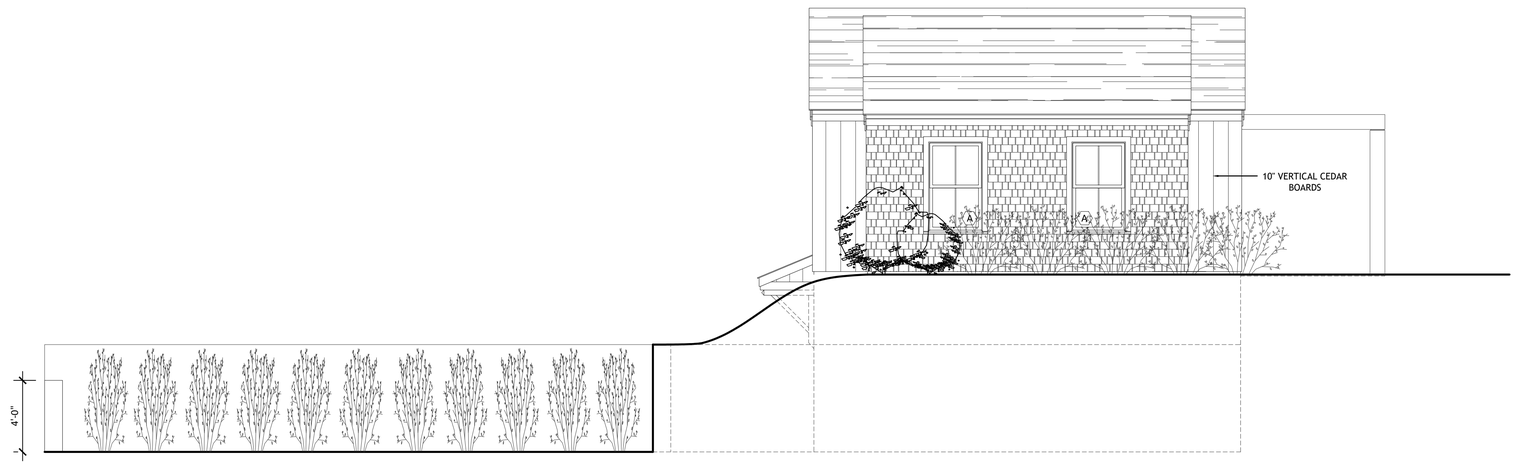
A2.3

06 SEPTEMBER 2024

PREVIOUS SUBMISSION



PREVIOUS WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

MARK CUTONE
ARCHITECTURE +

2 BROAD STREET
NANTUCKET, MA 02554
508.228.2728
MARKCUTONE.COM

SURVEYOR

BRACKEN ENGINEERING
49 HERRING POND ROAD
BUZZARDS BAY, MA 02532
508.833.0070

STRUCTURAL DESIGN

CAPE STRUCTURAL CONSULTANTS
P.O. BOX 798
FALMOUTH, MA 02541
508.457.6794

CONTRACTOR

TODD BURNS
61 OLD SOUTH RD. PMB #306
NANTUCKET, MA 02554
508.246.0190

MAIN HOUSE

KELLY
109 TOM NEVERS RD.
NANTUCKET, MA 02554
MAP: 91 PARCEL: 27

ELEVATIONS

A2.4

06 SEPTEMBER 2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 76.1.3 PARCEL N°. 121

Street & Number of Proposed Work: 26 Clarendon St

Owner of record: David + Carolyn Butler

Mailing Address: P.O. BOX 162

Sconset, MA 02564

Contact Phone #: 508.228.8500 E-mail: david@ackstone.com

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: Same

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition , ☒ Revisions to previous Cert. No. 2023-12-9600

☐ Pool (Zoning District ____) ☐ Roof ☐ Other Add Railings

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date: 9/6/2024 Signature of owner of record: _____ Signed under penalties of perjury

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS

Rev Mar 2020

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be **¼ inch** scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

____ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

____ 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I David Butler

AS AGENT FOR _____

STREET ADDRESS 26 Clarendon St

MAP/PARCEL 76.1.3 / 121

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/6/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

David Butler 9/6/2024

Signature Date



Property Information

Property ID	12368
Location	26 CLARENDON ST
Owner	BUTLER DAVID E & CAROLYN R

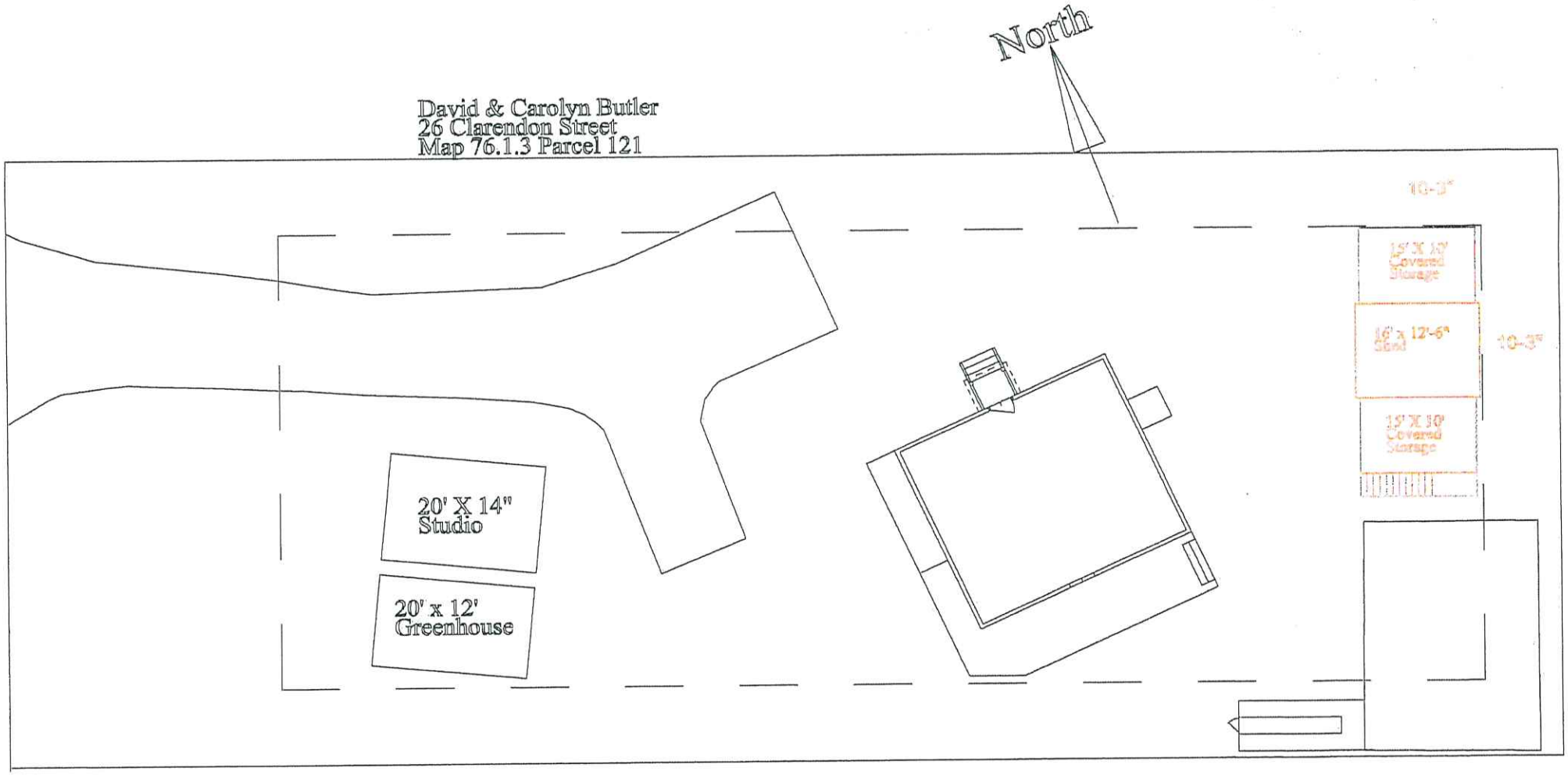
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

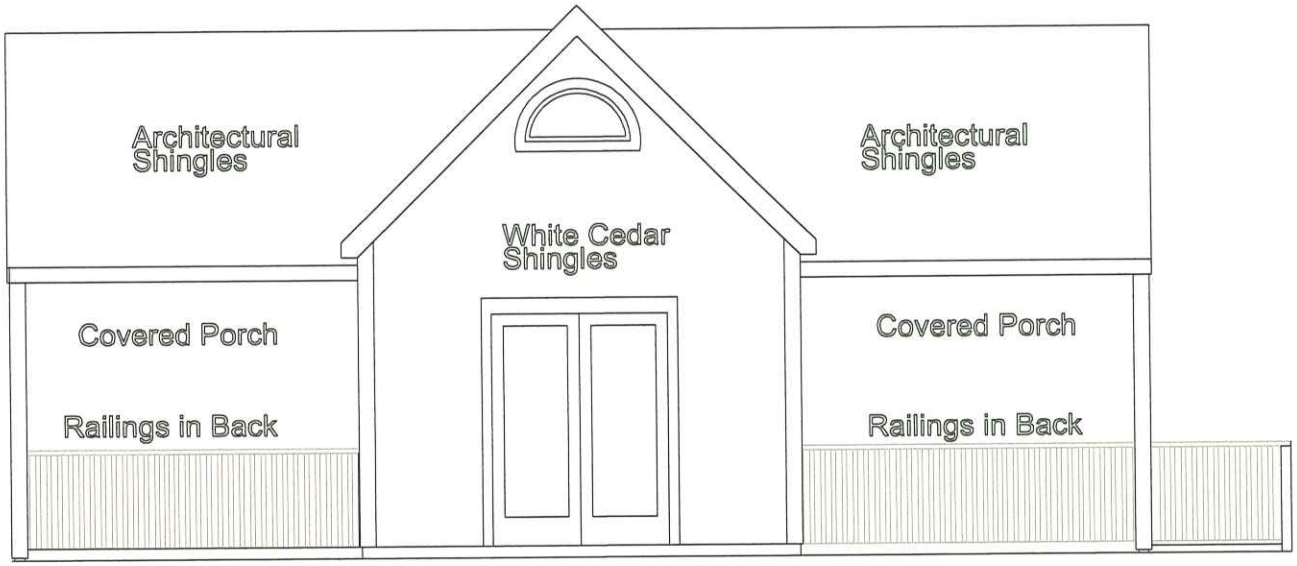
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

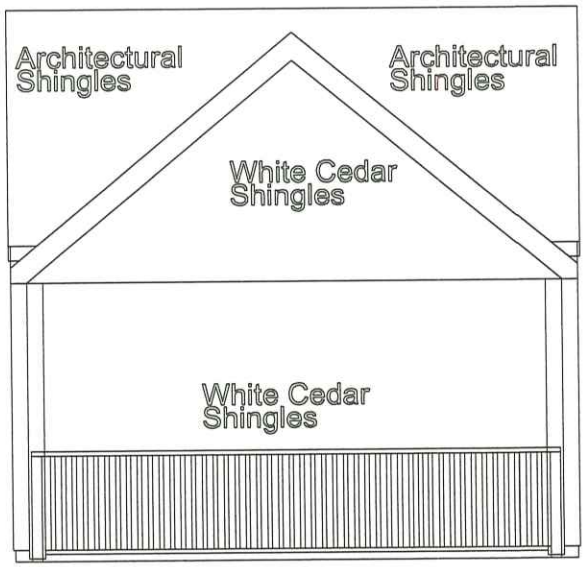
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

David & Carolyn Butler
26 Clarendon Street
Map 76.1.3 Parcel 121

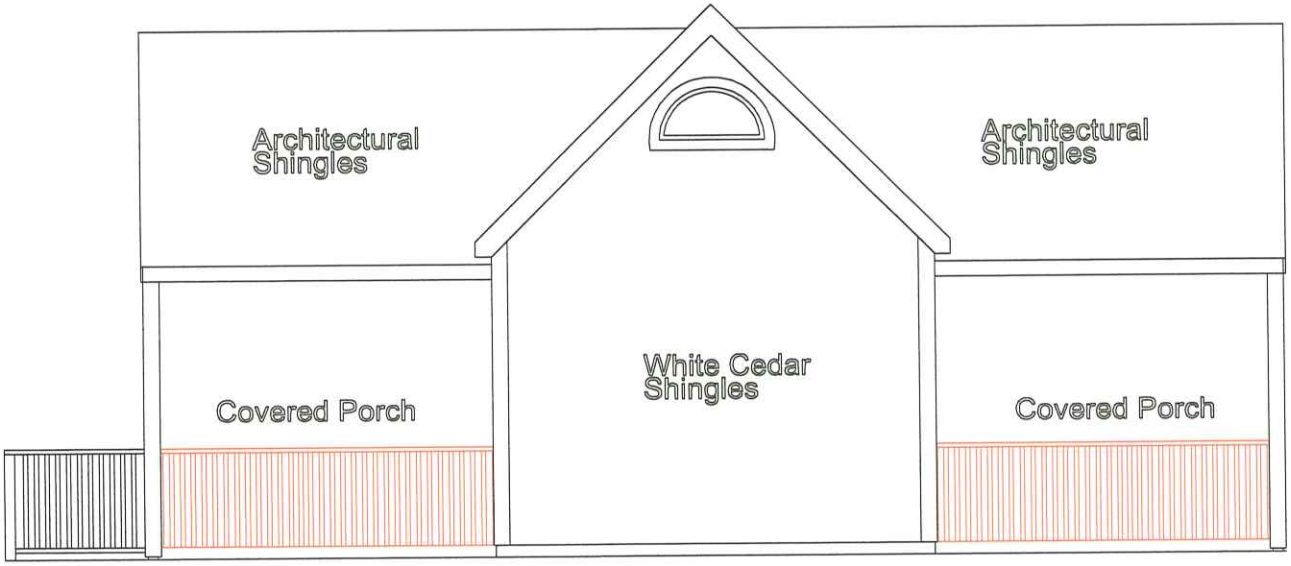




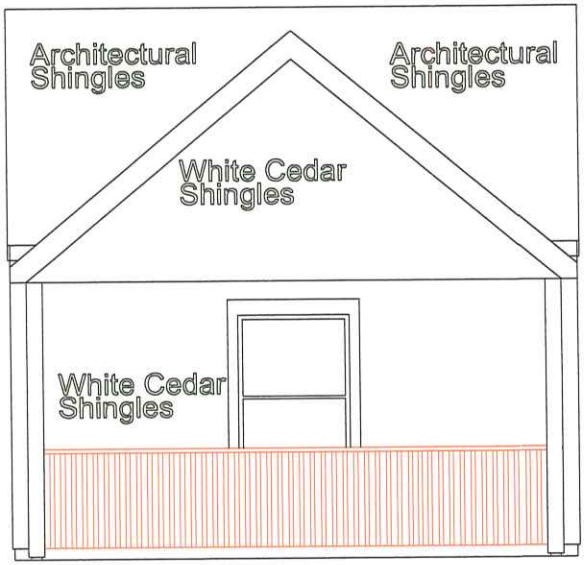
Front View Facing East



Ride Side View
Facing North



Rear View
Facing West



Left Side View
Facing South

Scale 1/4"=1'0"

David & Carolyn Butler
26 Clarendon Street

CERTIFICATE NO: _____ DATE ISSUED: 1/9/24

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

HDC2023-12-9600

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PROPERTY DESCRIPTION

TAX MAP N°: 76.1.3 PARCEL N°. 121

Street & Number of Proposed Work: 26 Clarendon St

Owner of record: David + Carolyn Butler

Mailing Address: P.O. Box 162

Seconset, MA 02564

Contact Phone #: 508 228 8500 E-mail: david@ackstone.com

AGENT INFORMATION (if applicable)

Name: Self

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY 4973

Date application received: 12/6/23 Fee Paid: $ 50

Must be acted on by: 3/2/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: _____

Member: Roger Reed

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion To approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☒ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Covered Porches (2)

Size of Structure or Addition: Length: 32'-6" Sq. Footage 1st floor: 200 Decks/Patio: Size: 700 ☐ 1st floor ☐ 2nd floor

Width: 16'-0" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North 14'-10" South 14'-10" East 15'-10" West 15'-10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 4" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 12/12 Secondary Mass 10/12 Dormer 10/12 Other _____

Roofing material: ☐ Asphalt; ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☒ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5½ Rake 7½ Soffit (Overhang) _____ Corner boards 5½ Frieze _____

Window Casing 3½ Door Frame 3½ Columns/Posts: Round _____ Square X 5½

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

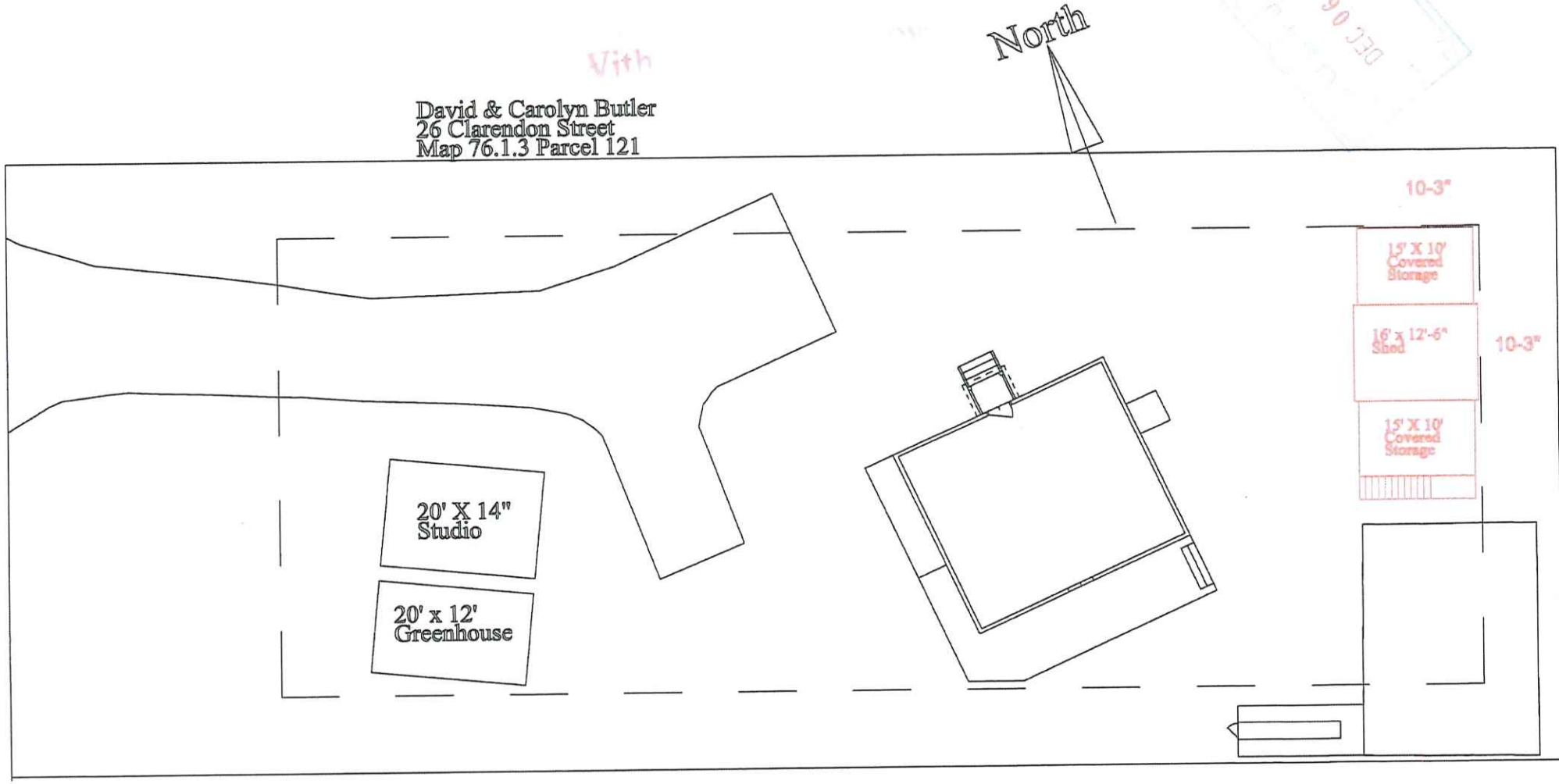
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12/6/2023 Signature of owner of record David Butler Signed under penalties of perjury


North
David & Carolyn Butler
26 Clarendon Street
Map 76.1.3 Parcel 121
20' X 14"
Studio
20' x 12'
Greenhouse
10-3"
15' X 10'
Covered
Storage
16' x 12'-6"
Shed
10-3"
15' X 10'
Covered
Storage

Town and County of Nantucket, MA

December 5, 2023

GIS Map 26 Clarendon



1" = 127.5511652424672 ft

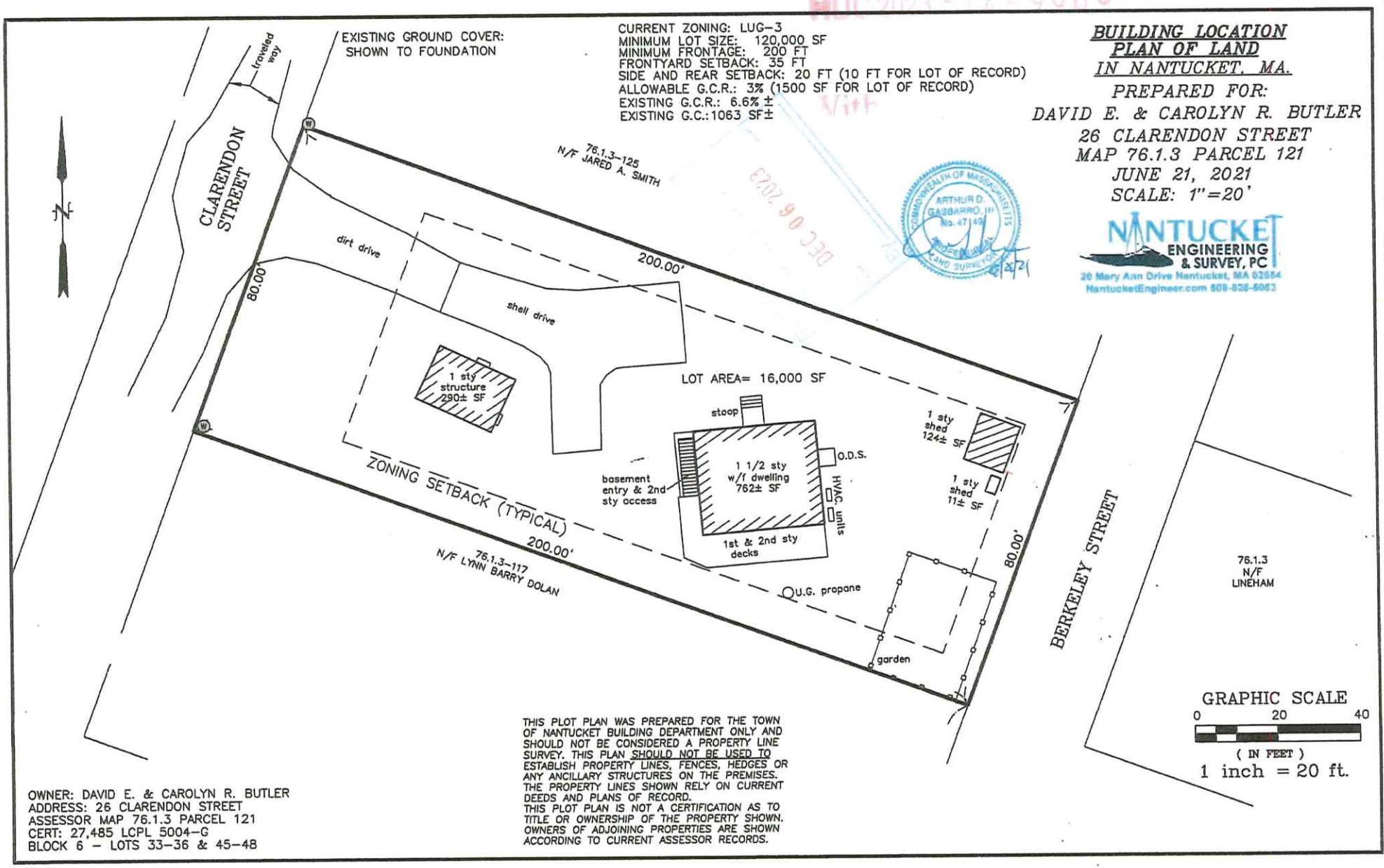
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/03/2023
Data updated Jan. 2021

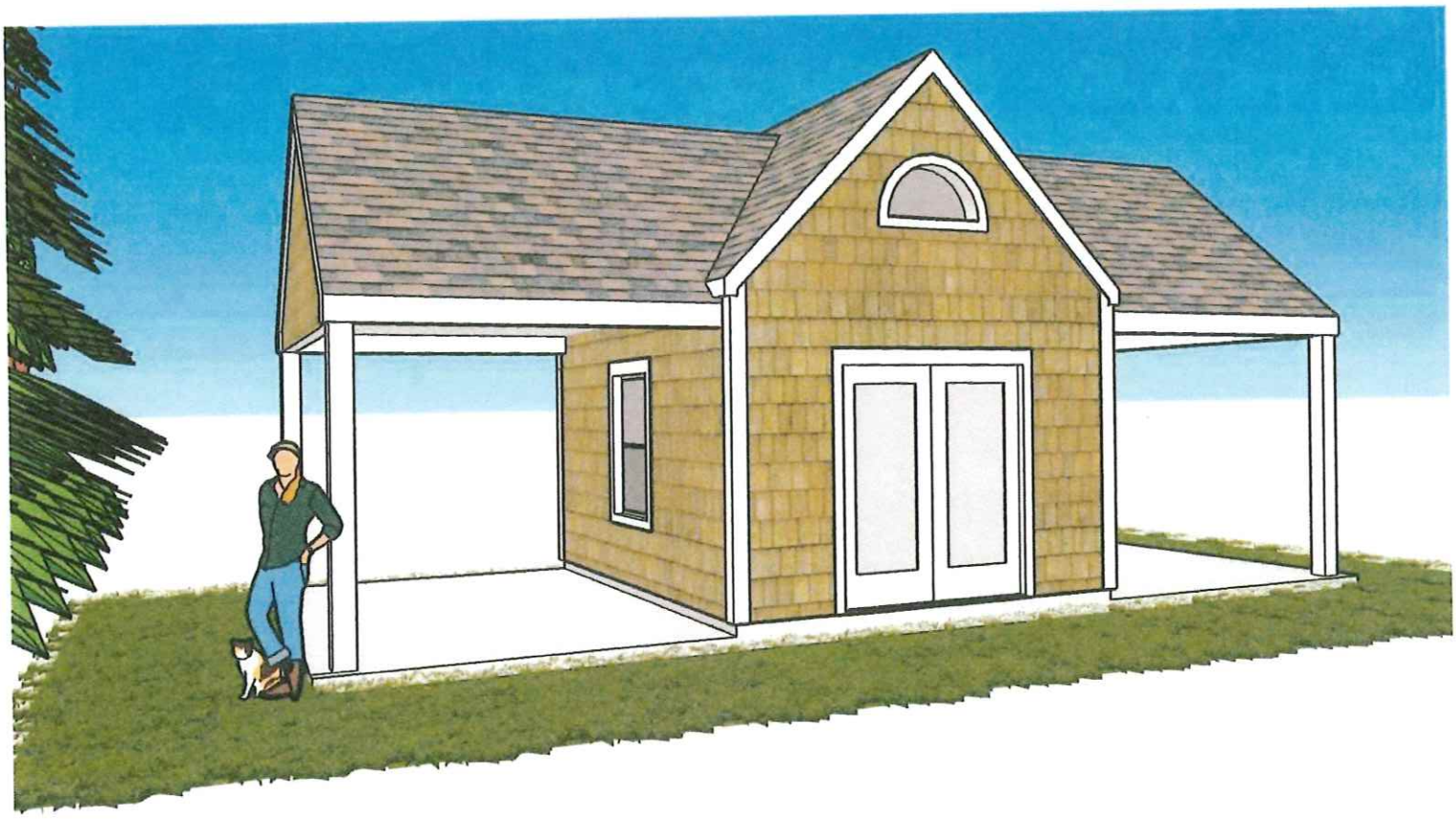
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

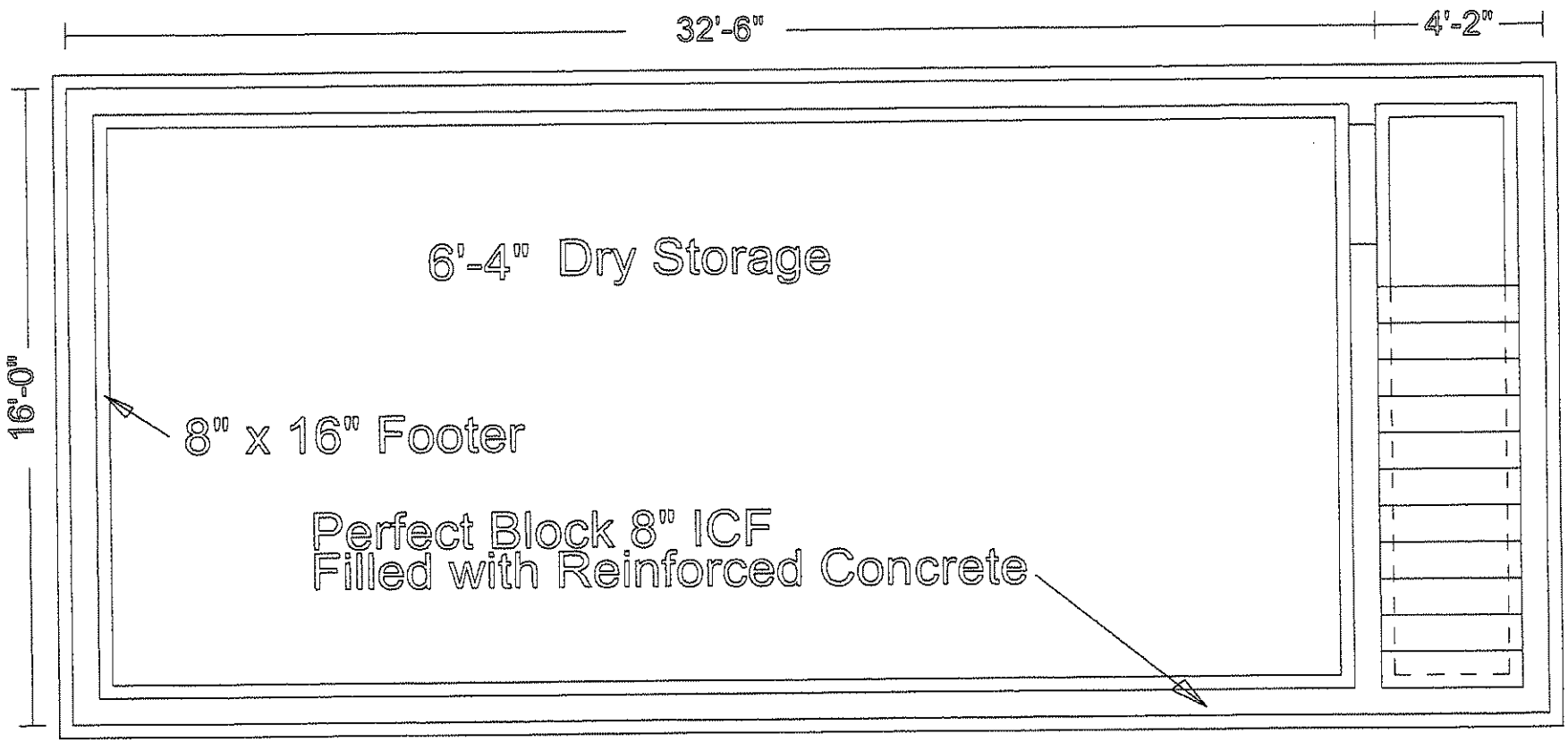
APPR
HDC 2023 - 12 - 96
DEC 06 2023



OWNER: DAVID E. & CAROLYN R. BUTLER
ADDRESS: 26 CLARENDON STREET
ASSESSOR MAP 76.1.3 PARCEL 121
CERT: 27,485 LCPL 5004-G
BLOCK 6 - LOTS 33-36 & 45-48

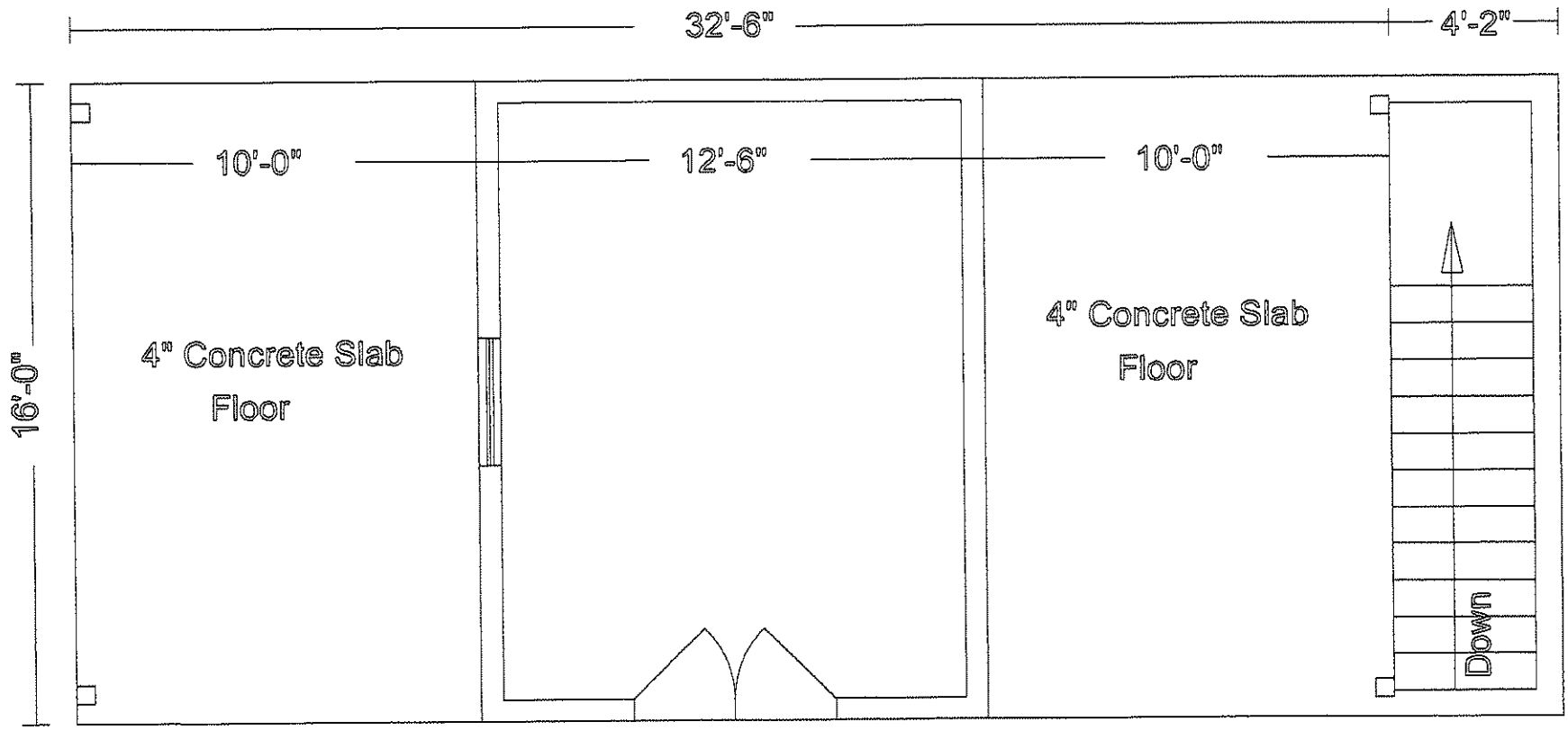
THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.





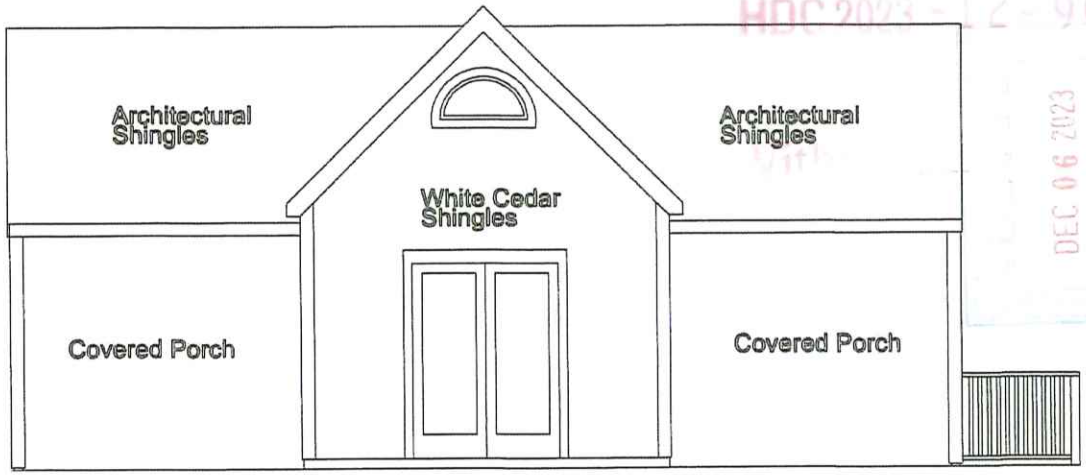
Foundation Plan
Scale 1/4"=1'-0"

David & Carolyn Butler
26 Clarendon Street

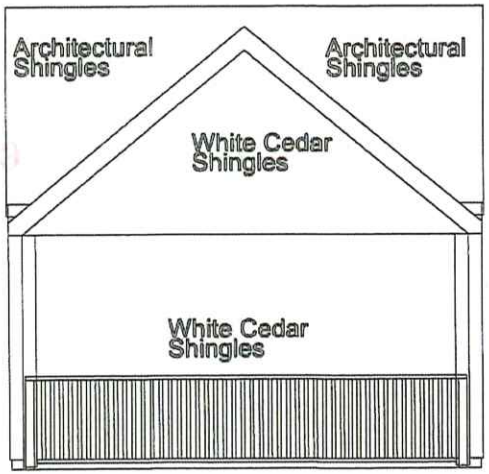


Floor Plan
Scale 1/4"=1'-0"

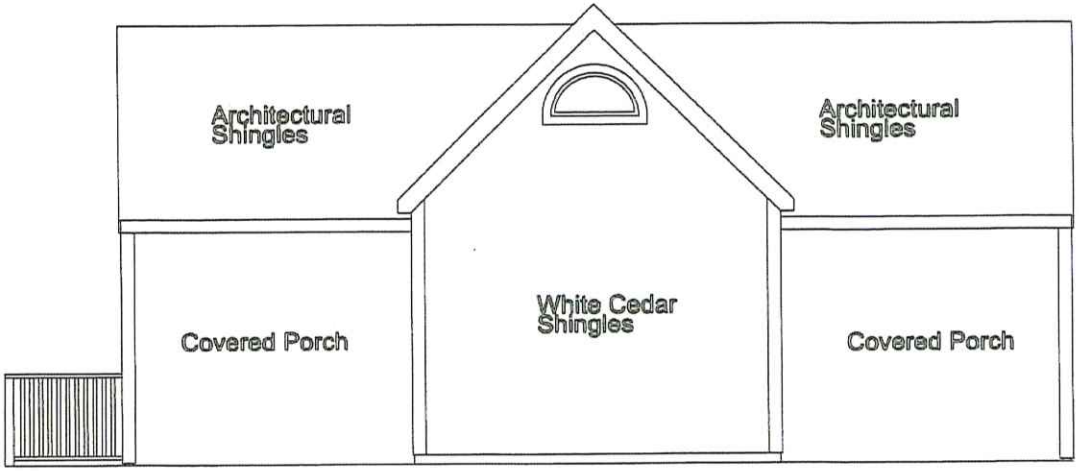
David & Carolyn Butler
26 Clarendon Street



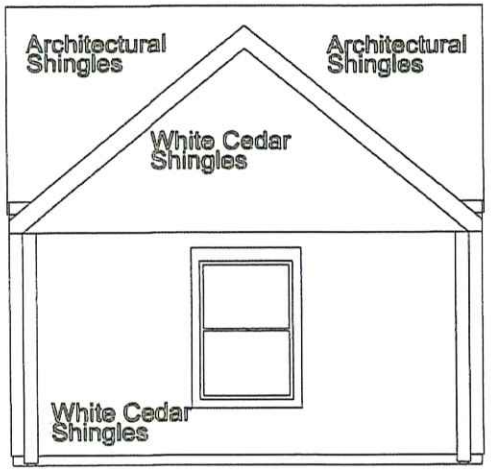
Front View Facing East



Ride Side View
Facing North



Rear View
Facing West



Left Side View
Facing South

Scale 1/4"=1'0"

David & Carolyn Butler
26 Clarendon Street

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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PROPERTY DESCRIPTION

TAX MAP N°: 67 PARCEL N°. 180.1

Street & Number of Proposed Work: 75 Fairground Rd

Owner of record: Jenn Murray

Mailing Address: 75 Fairgrounds Rd
Nantucket Ma 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: J+M Holdings LLC

Mailing Address: P. O Box 3420
Nantucket Ma

Contact Phone #: 5082329564 E-mail: js.martinez88@icloud.com

FOR OFFICE USE ONLY

Date application received: 9/8/2024 Fee Paid: $ 565.60

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☒ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36.5" Sq. Footage 1st floor: 2044 sq Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 56' Sq. footage 2nd floor: 784 sq Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South Ø East Ø West Ø
Height of ridge above final finish grade: North 28' 10" South 28' 10" East 28' 10" West 28' 10"

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

— new dwelling —

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 9 /12 Secondary Mass 9 /12 Dormer 4 /12 Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 36" BSmt Rail
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☒ Wood ☐ Aluminum ☐ Copper ☒ Leaders (material) _____

Leaders (material and size): 4" x 4" Boxed

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1" X3" Rake 1" X8" Soffit (Overhang) 5" Corner boards 5/4x6" Frieze 1" X6"
Window Casing 1"X4" Door Frame 1" X4" Columns/Posts: Round ____ Square 8" X8"

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 6/1 4Lt

Doors* (type and material): ☐ TDL ☒ SDL Front Colonial Rear Clear FR DR Side Clear FR DR
Garage Door(s): Type _____ Material 9Lt Basement

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) _____ Roof Mineral Black
Trim White Sash Black Doors Hemlock Blue / Black
Deck NTW / White Foundation ☒ NT Gray Fence rail NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/6/2024 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 75 Fairgrounds Rd

Tax Map Number: 67 Parcel Number: 180.1

Owner of Record: John Murray

Description of Proposal:

new dwelling, new pool

Anticipated HDC Submission Date: 9/9/2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER....John P. Murray.....

MAILING ADDRESS..73 Fairgrounds Rd.....

PROPERTY LOCATION.....75 Fairgrounds Rd.....

ASSESSORS MAP/PARCEL....67/180.1.....

SUBMITTED BY:...Esmeralda Martinez.....

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.09 11:07:25 -04'00'

September 9, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

MURRAY JOHN P
73 FAIRGROUNDS RD
NANTUCKET, MA 02554

ALBRIGHT STEPHEN L & MAXINE T
77 FAIRGROUNDS RD
NANTUCKET, MA 02554

AMERICAN LEGION
BYRON L SYLVARO POST # 82
PO BOX 265
NANTUCKET, MA 02554

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip
67	180		MURRAY JOHN P		73 FAIRGROUNDS RD	NANTUCKET	MA	02554
67	181		ALBRIGHT STEPHEN L & MAXINE T		77 FAIRGROUNDS RD	NANTUCKET	MA	02554
4231	40		AMERICAN LEGION	BYRON L SYLVARO POST # 82	PO BOX 265	NANTUCKET	MA	02554

Count: 3

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Joseen Martinez

AS AGENT FOR John Murray

STREET ADDRESS 75 Fairgrounds Rd

MAP/PARCEL 67 | 180.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/8/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 9/8/2024 Date



Property Information

Property ID	191365
Location	75 FAIRGROUNDS RD
Owner	MURRAY JOHN P

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

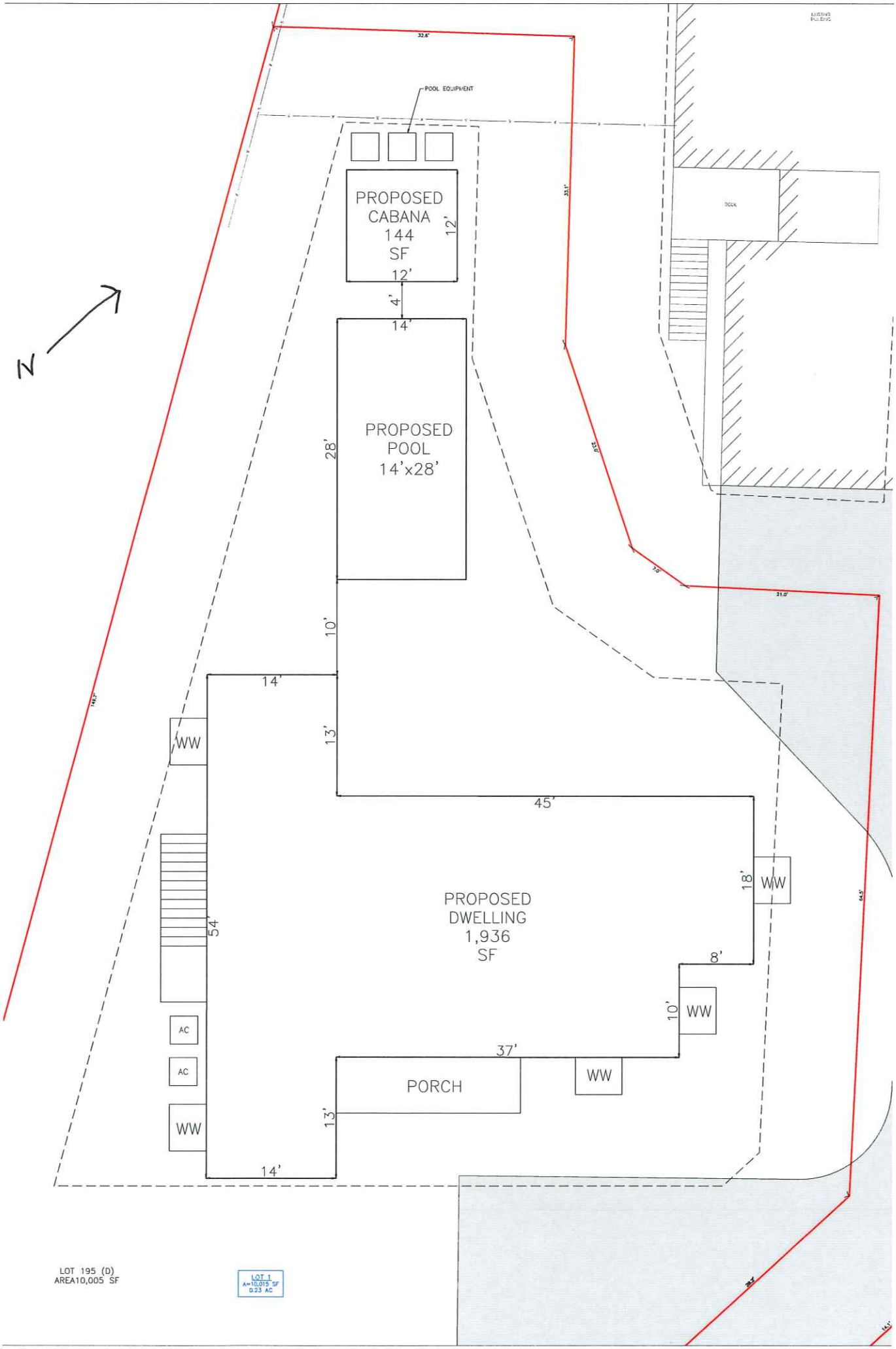
Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.






POOL EQUIPMENT
PROPOSED CABANA 144 SF
12'
12'
4'
14'
PROPOSED POOL 14'x28'
28'
10'
14'
13'
45'
WW
PROPOSED DWELLING 1,936 SF
54'
18'
WW
8'
10'
WW
37'
PORCH
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WW
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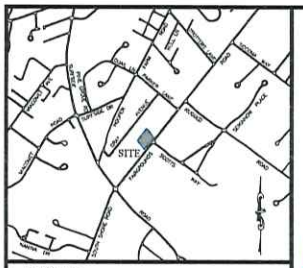
LOT 1
A=10,015 SF
0.23 AC



LOCUS NOT TO SCALE

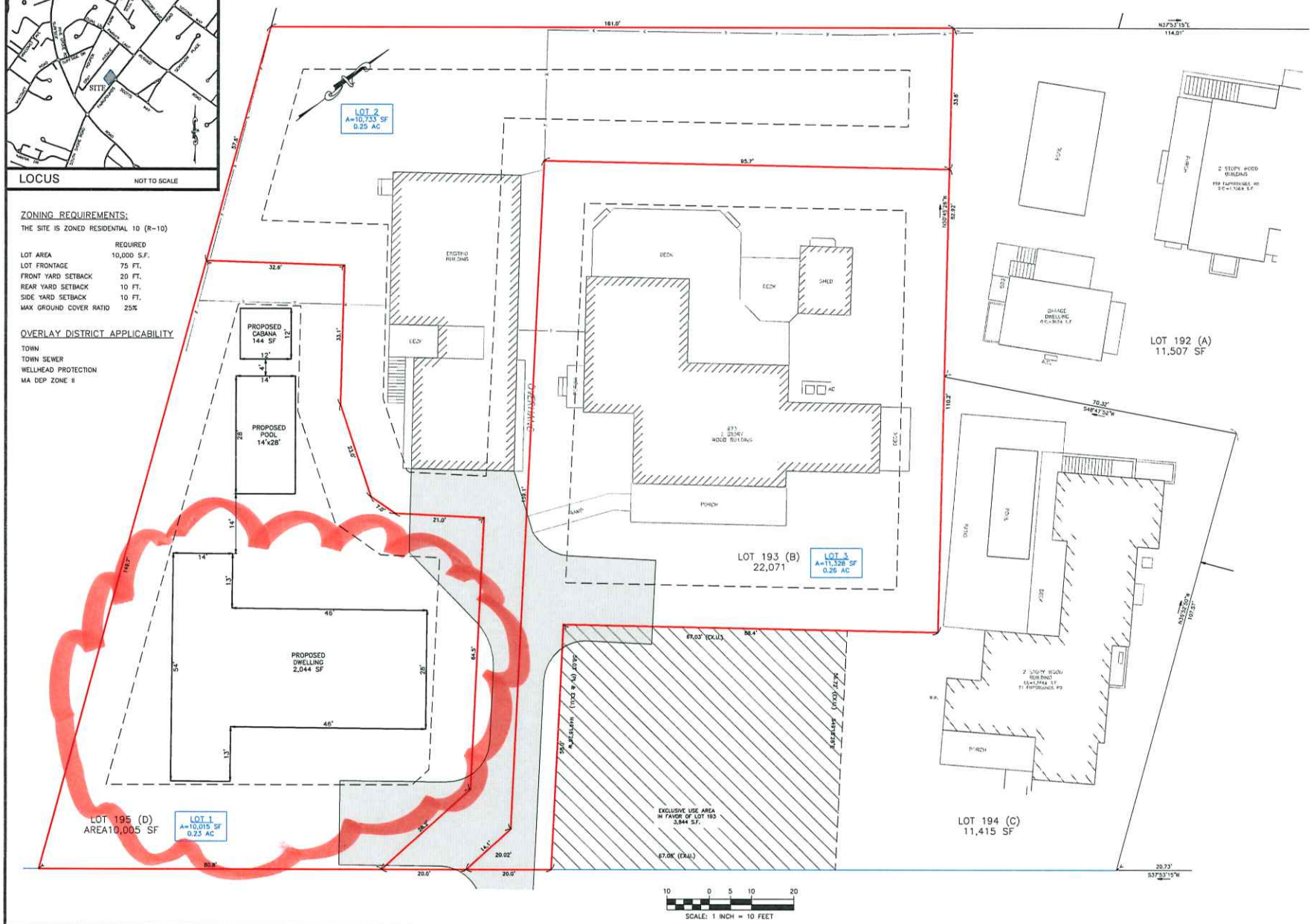
ZONING REQUIREMENTS:

THE SITE IS ZONED RESIDENTIAL 10 (R-10)

	REQUIRED
LOT AREA	10,000 S.F.
LOT FRONTAGE	75 FT.
FRONT YARD SETBACK	20 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
MAX GROUND COVER RATIO	25%

OVERLAY DISTRICT APPLICABILITY

TOWN
TOWN SEWER
WELLHEAD PROTECTION
MA DEP ZONE II



SITE DESIGN ENGINEERING, LLC.
11 CUSHMAN STREET
MIDDLEBORO, MA 02346
T: 508-987-0673 F: 508-987-0674
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JULY 24, 2024

DRAWN BY:	DESIGN BY:	CHECK BY:
RT / SKD	RT	DCM

PROJECT NO. 22026

ISSUED FOR: REVIEW

REAR LOT SUBDIVISION 2

75 FAIRGROUNDS ROAD
ASSESSOR'S MAP 67, PARCELS 180.1
NANTUCKET, MASSACHUSETTS

PREPARED FOR J5 DEVELOPMENT

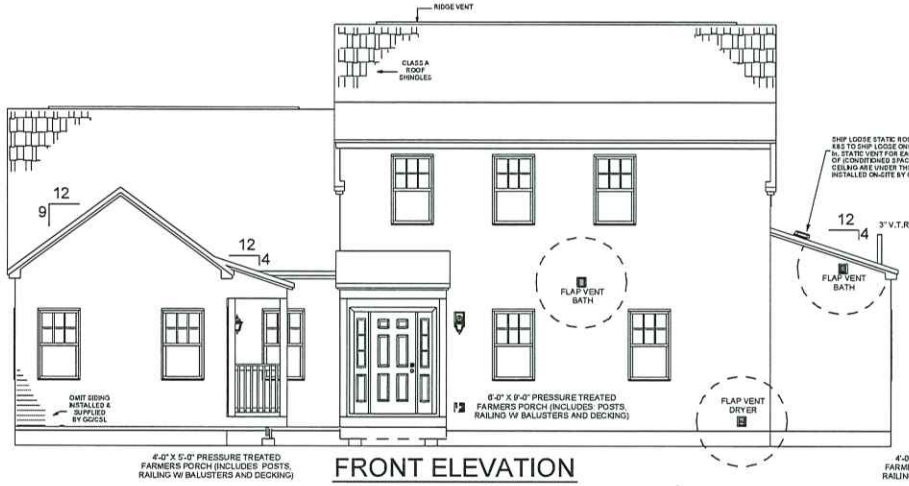
DRAWING TITLE: REAR LOT SUBDIVISION 2

SCALE: 1" = 20'

SHEET NO. 1 OF 1

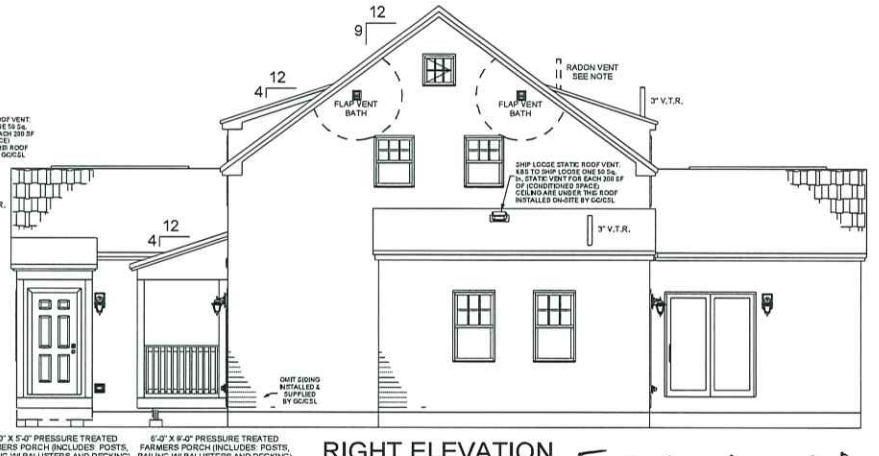
Radon vent note:

3" pipe to go thru the floors and stubbed into the attic and capped. GC/CSL to increase attic stub to 24" on-site or run through roof to exterior if required by local codes. Pipe is tested in the factory and labeled below 1st floor as being for future radon use.
An electrical circuit terminates in the attic in an approved box by the vent pipe for a future Depressurization System.



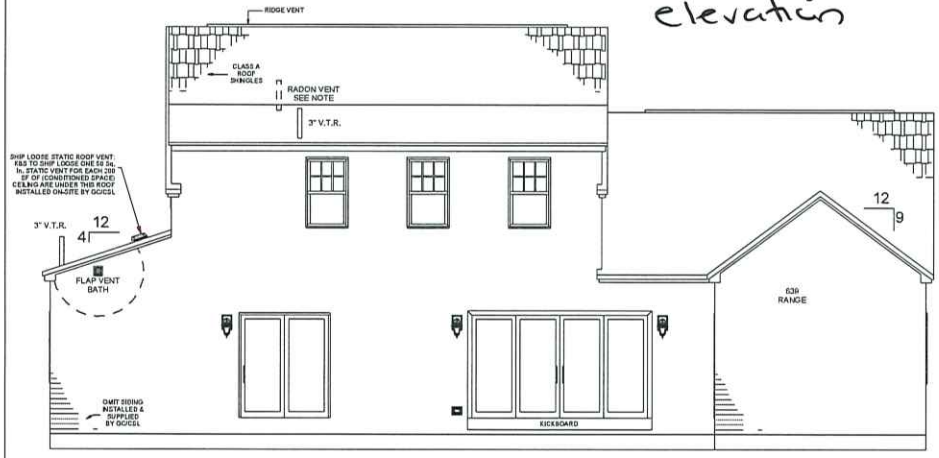
FRONT ELEVATION

Southeast elevation



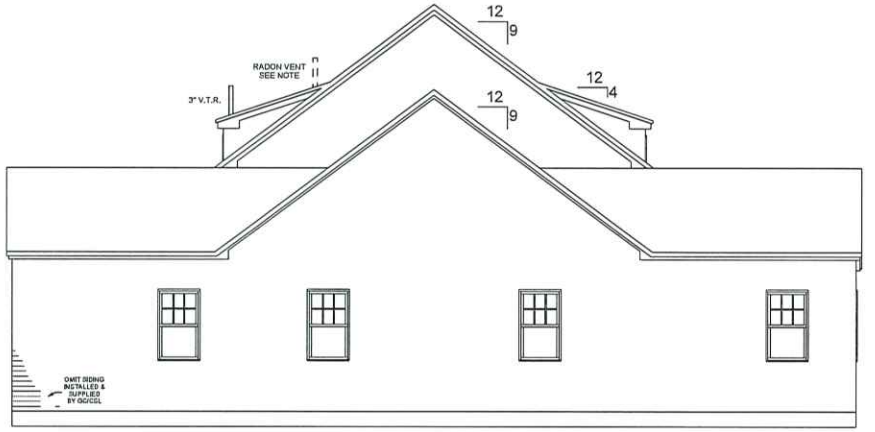
RIGHT ELEVATION

East elevation



REAR ELEVATION

North elevation



LEFT ELEVATION

West elevation

NOTE:
- ELEVATIONS ARE FOR GRAPHIC REPRESENTATION ONLY. REFER TO WORK ORDER FORM FOR DETAILED INFORMATION.
- EXTERIOR STEPS, RAILINGS & LANDINGS ONSITE BY GC/CSL.

BUNDLES OF SHINGLES: 100
BUNDLES OF RIDGE CAPS: 5

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

PERMIT REV#
DATE:

JOB NAME: 75 Fairgrounds
75 Fairgrounds
Nantucket, MA

REV#/DATE: 2, SLP, 9-6-24
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES: Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

ELEVATIONS

SHEET # P2

SCALE: 1/8" = 1'-0"

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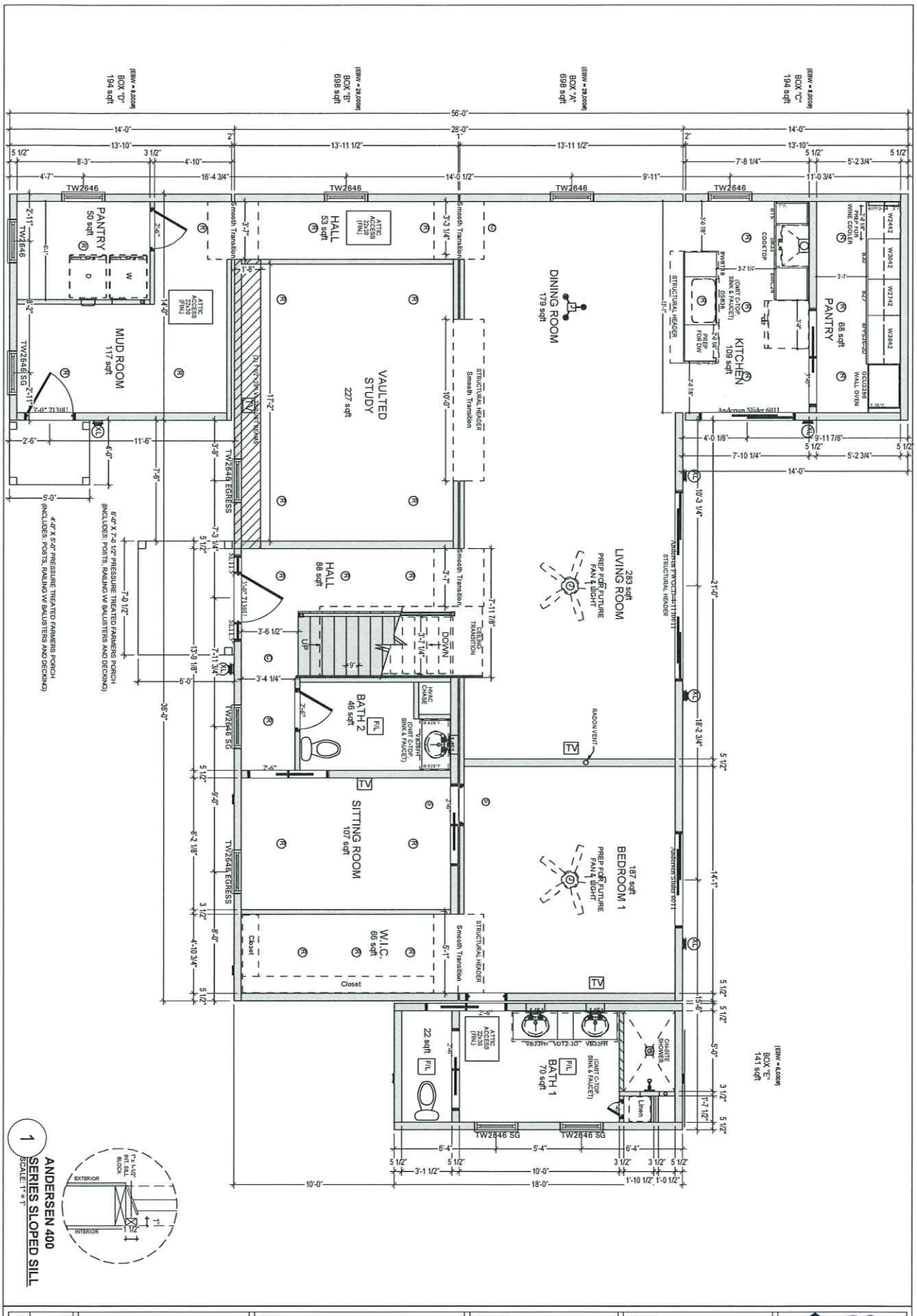

SCALE: 3/16" = 1'-0"	SHEET # P5	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT 1ST FLOOR PLAN	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA	BUILDER: J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584

REV#/DATE: 2 SLP 9-6-24 | PERMIT REV#
REV#/DATE: | DATE:
REV#/DATE:
REV#/DATE:

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CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

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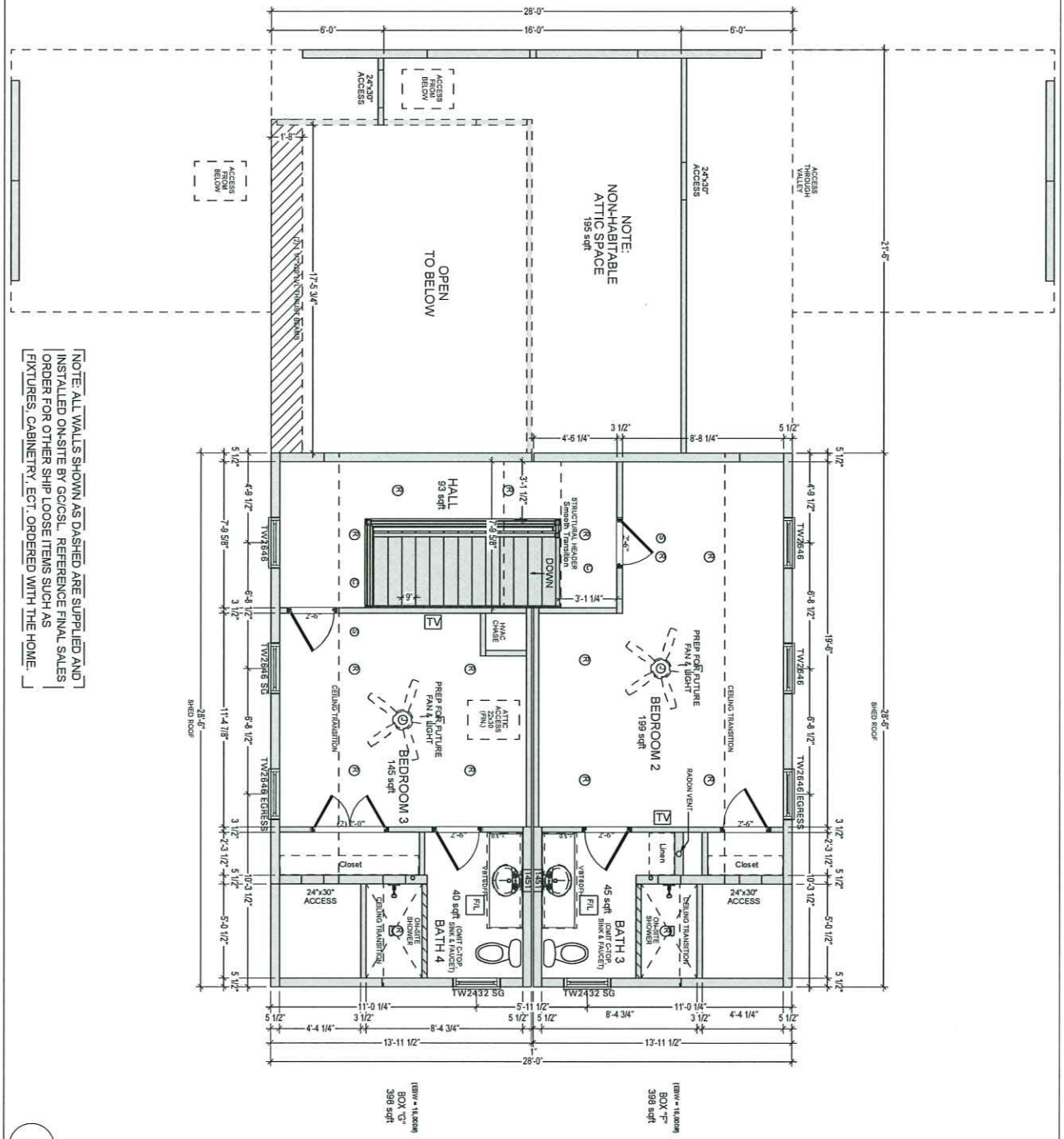
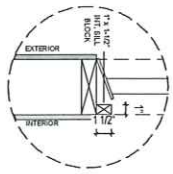


NOTE: ALL WALLS SHOWN AS DASHED ARE SUPPLIED AND INSTALLED ON-SITE BY GC/CSL. REFERENCE FINAL SALES ORDER FOR OTHER SHIP LOOSE ITEMS SUCH AS FIXTURES, CABINETRY, ECT. ORDERED WITH THE HOME.

1 **ANDERSEN 400 SERIES SLOPED SILL**
SCALE: 1" = 1"



SCALE: 3/16" = 1'-0"	SHEET # P6	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT 2ND FLOOR PLAN	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA REV#/DATE: 2 SLP 9-6-24 REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER: J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584 PERMIT REV# DATE:	KBS Builders Inc. CUSTOM... QUALITY... 300 PARK STREET SOUTH PARIS, ME 04281 PHONE: 207-739-2400 FAX: 207-739-2223 www.kbsbuildersinc.com

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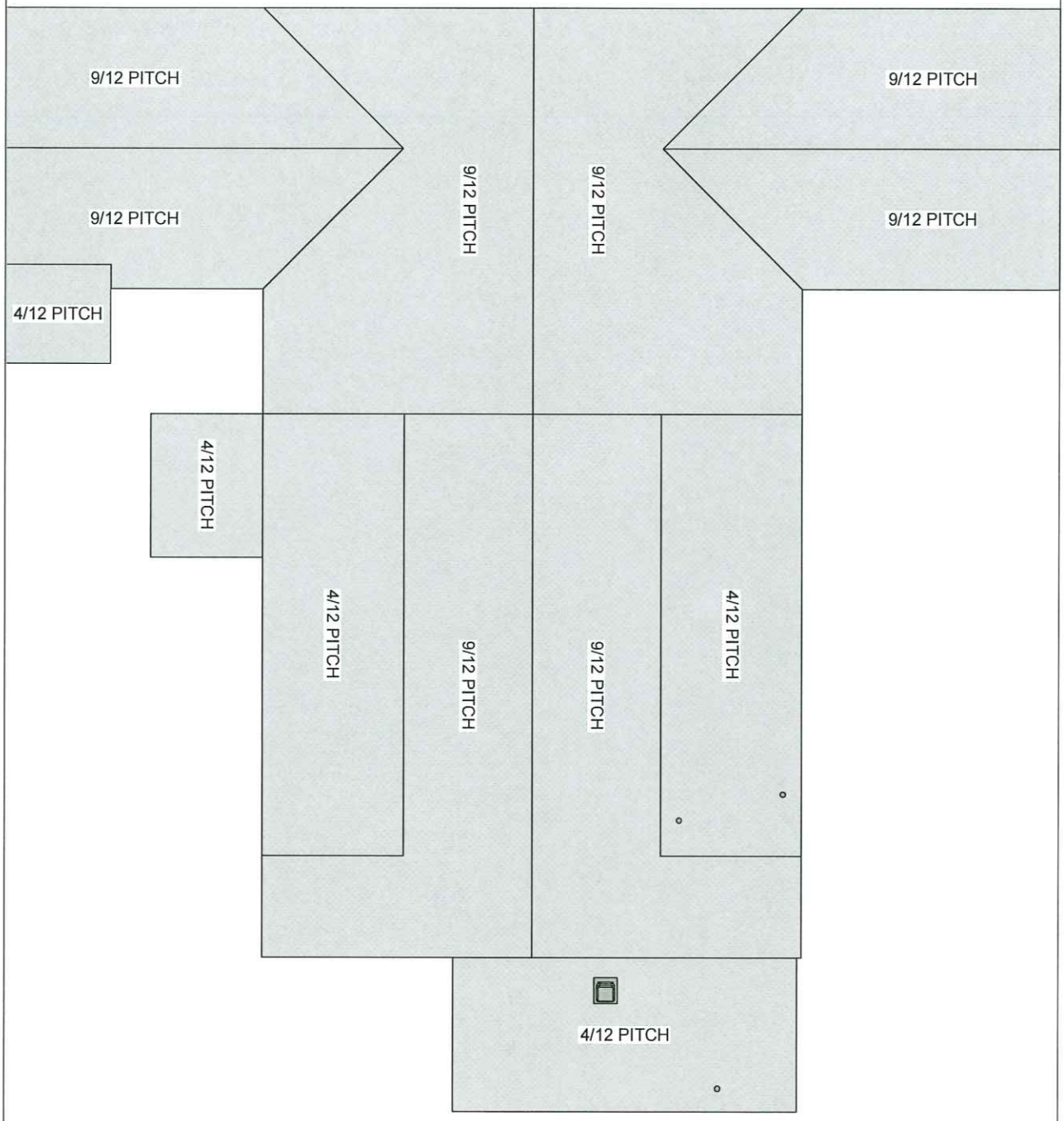

SCALE: 3/16" = 1'-0"	SHEET # P4	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT ROOF VIEW	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA REV#/DATE: 2 SLP 9-6-24 REV#/DATE: REV#/DATE: REV#/DATE:	BUILDER J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584 PERMIT REV# DATE:

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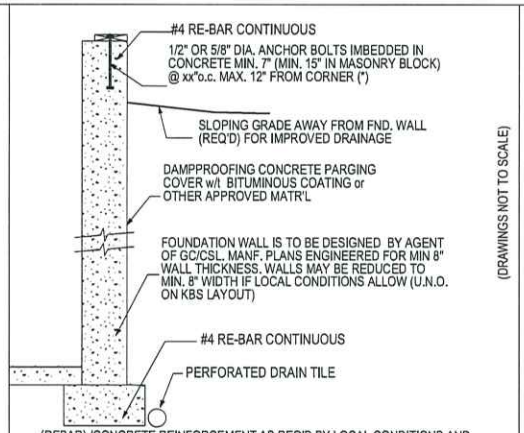
FOUNDATION NOTES:

1. CONCRETE FOUNDATION WALLS ARE SHOWN WITH AN 8" WALL THICKNESS BASED ON THE FOLLOWING: MAX 8'-0" WALL HEIGHT, MAX. 7'-4" BACKFILL HEIGHT, BACKFILL CONSISTING OF (GRADE-I) WELL DRAINED & GRADED GRAVELS OR GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES AND WITH A LOW EQUIVALENT FLUID PRESSURE (f) IS TO NOT EXCEED 30 PCF/FT . THE DESIGN ASSUMES A CONTINUOUS EXTERIOR FOOTING DRAIN TILE WITH GRAVEL COVER AND AN APPROVED WALL-TO-SILL PLATE CONNECTION. IT IS UP TO THE GC/CSL'S FOUNDATION DESIGNER TO UPGRADE THE WALL & FOOTING WIDTHS ACCORDING TO THE TESTING OF LOCAL SOIL CONDITIONS, QUALITY OF BACKFILL USED, HEIGHT OF WALL, HEIGHT OF BACKFILL, CONCRETE STRENGTH, REINFORCEMENT BAR AND SPACING.
2. ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOIST IS THE RESPONSIBILITY OF THE GC/CSL/CONTRACTOR AND IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
3. BASEMENT ENTRANCE, FOUNDATION OR CRAWLSPACE WALL EXCAVATION AND BACKFILL, PILASTER, ETC. MUST COMPLY WITH THE LATEST EDITION OF THE BUILDING CODE AND WITH THE LATEST REVISIONS TO ANY APPLICABLE STATE AND LOCAL CODES, LAWS, RULES AND REGULATIONS INCLUDING FHMA 4241 EXHIBIT D THERMAL TO QUALIFY FOR FEDERAL FINANCING.
4. INSULATION IN FLOORS OR ON FOUNDATION WALLS TO BE THE RESPONSIBILITY OF THE GC/CSL AND TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
5. WINDOWS OR VENTS (INSTALLED ON-SITE BY THE GC/CSL) ARE REQUIRED TO PROVIDE 1/150 OF FLOOR AREA AS FREE VENTILATION AND SHALL BE LOCATED AS CLOSE TO CORNERS AS POSSIBLE.
6. IF WINDOWS ARE INSTALLED IN LOWER LEVEL OF RAISED RANCH UNITS, VENTS MAY BE REQUIRED. THE GC/CSL IS RESPONSIBLE TO CHECK LOCAL CODES.
7. THE SILLS OF ALL DOOR OPENINGS BETWEEN GARAGE AND THE DWELLING SHALL BE RAISED NOT LESS THAN 4" ABOVE THE GARAGE FLOOR.
8. ALL FOUNDATIONS MUST BE DESIGNED BY A LOCAL P.E. OR R.A. FAMILIAR WITH LOCAL SOIL CONDITIONS.
9. CRAWL SPACE FOUNDATIONS REQUIRE A MINIMUM OF 18"x24" ACCESS OPENING FOR VENTILATION. 1/3 OF 1% OF THE FLOOR AREA PROVIDED BY CROSS VENTS THAT ARE INSECT AND RODENT PROOF WITH SCREENS OR LOUVERS, MINIMUM CLEARANCE BETWEEN WOOD MEMBERS AND INTERIOR GROUND LEVEL IS 18". MINIMUM VENTILATION FOR A CRAWLSPACE IS 1 SQ.FT./150 SQUARE FEET OR AREA.
10. FIRE SEPARATION WALLS SHALL BE CONTINUOUS TO BASEMENT FLOOR (SUPPLIED ON-SITE BY GC/CSL).
11. PERIMETER RAIL ATTACHED TO SILL PLATE WITH 16d NAILS @ 12"o.c. (UNLESS NOTED OTHERWISE IN PLAN SET.)
12. MANUFACTURER WILL NOT ASSUME ANY RESPONSIBILITY IF COLUMN SPACING BY GC/CSL/OWNER EXCEEDS MAXIMUM SPANS SHOWN ON FOUNDATION LAYOUT PLAN.
13. LOCATION OF WASHER, DRYER, WATER HEATER AND FURNACE IN BASEMENT TO BE INSTALLED ON-SITE BY GC/CSL PER ALL APPLICABLE STATE AND LOCAL CODES.
14. ANCHOR BOLTS SHALL BE PLACED AS SO NOT TO INTERFERE WITH FLOOR JOISTS.
15. SIZES REFLECT WOOD TO WOOD DIMENSIONS OF UNITS ALLOWING SHEATHING AND SIDING TO OVERHANG FOUNDATION. IF FOAM INSULATION IS USED, INCREASE THE FOUNDATION IN LENGTH AND WIDTH AS REQUIRED TO MAINTAIN PROPER OVERHANG.
16. FOUNDATION LAYOUT TO BE SUPPLIED WITH EACH HOUSE.
17. FOUNDATION DRAINAGE AND DAMP PROOFING TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES.
18. MANUFACTURED UNITS COVERED WITH THIS BUILDING SYSTEM ARE DESIGNED FOR INSTALLATION ON-SITE BUILT PERMANENT FOUNDATIONS AND ARE NOT DESIGNED TO BE MOVED OR RELOCATED ONCE INSTALLED.
19. DESIGNS BASED ON A MINIMUM CONCRETE COMPRESSIVE STRENGTH OF 2500PSI AND A SOIL BEARING CAPACITY OF 2500PSF. BASED ON THESE ASSUMPTIONS A TYPICAL FOOTING WOULD BE ABLE TO SUPPORT A MAXIMUM POINT LOAD OF 15,625 POUNDS. IF THE POINT LOAD LISTED ON FOUNDATION LAYOUT IS GREATER THEN THE CONCRETE CONTRACTOR SHALL DESIGN THE FOOTING TO MEET ALL APPLICABLE STATE AND LOCAL CODES AND ENGINEERING PRACTICES.
20. LALLY COLUMN SPACING IS SUBJECT TO CHANGE UNTIL FINAL PERMIT SET APPROVAL.
21. STRUCTURAL DESIGN OF THE FOUNDATION PER SITE CONDITIONS AND LOCAL AND/OR STATE CODES. (NOT BY KBS)
22. BULKHEAD AND SUMP SIZE AND LOCATION PER SITE CONDITIONS. (NOT BY KBS)
23. THE GC/MCI OR CSL SHALL SUPPLY & INSTALL ALL SITE SILL PLATES & SILL SEALER SQUARE AND LEVEL TO THE FRAME DIMENSIONS OF THE HOUSE.
24. SILL PLATES SHALL BE INSTALLED BY THE GC/MCI OR CSL & INSPECTED BY THE SET CREW BEFORE THE MODULAR OR PANELIZED STRUCTURES CAN BE SET.

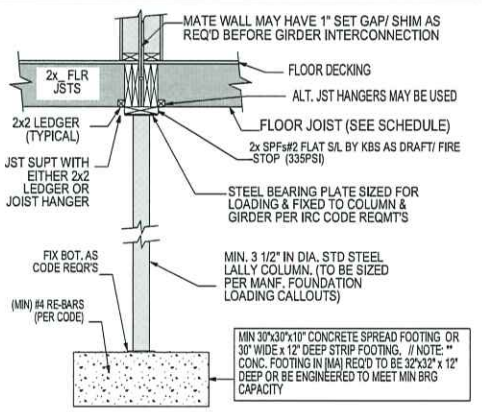
SPECIALITY NOTES PER BUILDING:

1.



FOUNDATION WALL DETAIL

(DRAWINGS NOT TO SCALE)



FIX STEEL BEARING PLATE TO GIRDER PER IRC CODE REQUIREMENTS
COLUMN LOADS > 8,800# MAY REQUIRE LARGER THAN A STD BRG PLATE.

BASEMENT COLUMN DETAIL

REFER TO FOUNDATION PLAN

KBS Builders Inc. CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

BUILDER: J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

JOB NAME: 75 Fairgrounds
75 Fairgrounds
Nantucket, MA

PERMIT REV#
DATE:

REV#/DATE: 2 SLP 9-6-24
REV#/DATE:
REV#/DATE:
REV#/DATE:

NOTES:
Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

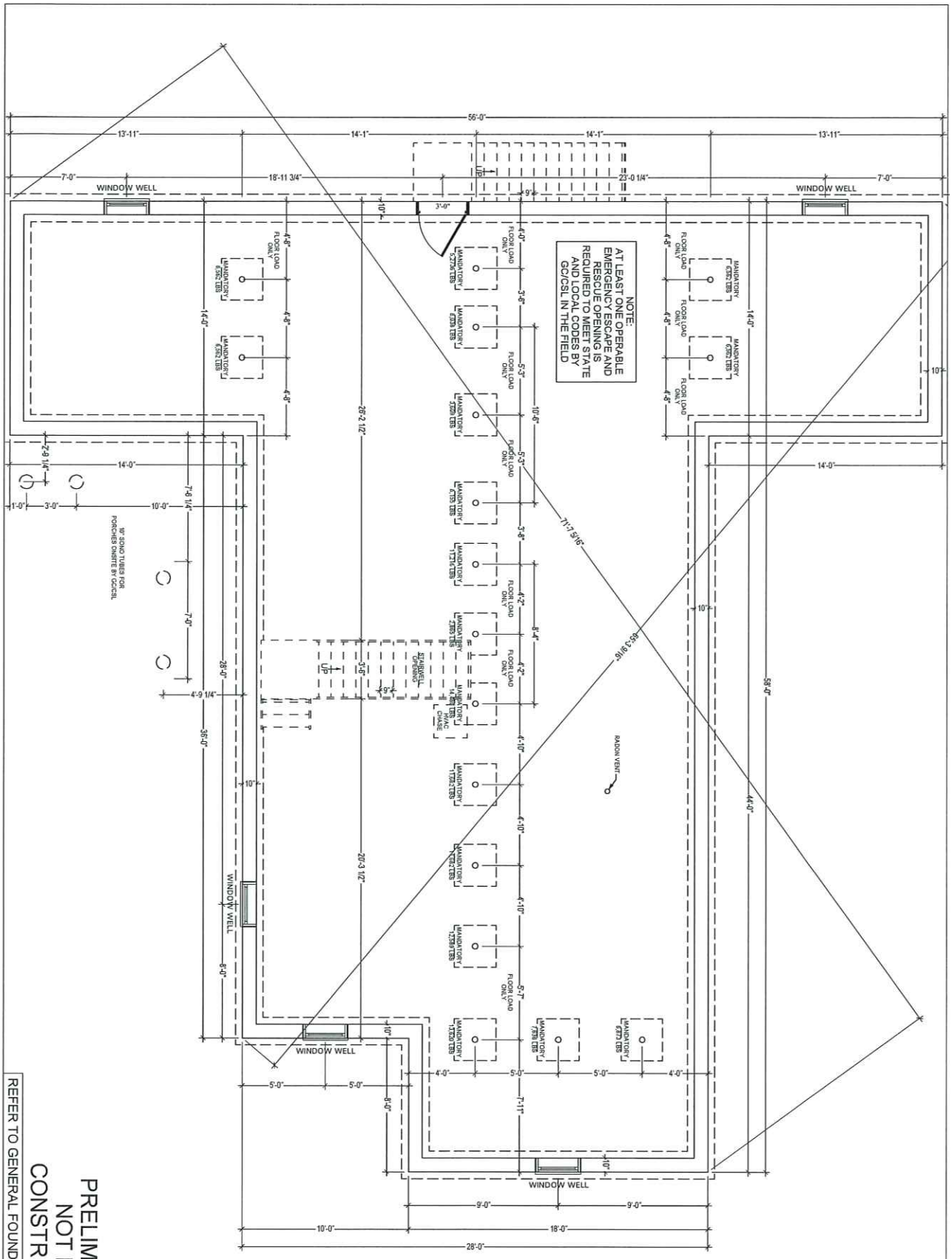
SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

GENERAL
FOUNDATION NOTES

SHEET #
P13

SCALE: NONE

T:\1_Jobs\4530 RASP 75 Fairgrounds\Engineering\KBS 4530.2d



PRELIMINARY
NOT FOR
CONSTRUCTION

REFER TO GENERAL FOUNDATION NOTES

SCALE: 3/16" = 1'-0" | SHEET # P14

SERIAL #: KBS-4530
DATE: 08/15/2024
DWN BY: RLT

FOUNDATION

NOTES
Custom
25# GSL / 140 MPH (Vult) WIND
Andersen 400 Series WINDOWS
8'-6" 1st 8'-6" 2nd CLG HGT
Seismic

JOB NAME
75 Fairgrounds
75 Fairgrounds
Nantucket, MA

BUILDER:
J 5 Development
ENTER BUILDERS ADDRESS
Nantucket, MA 02584

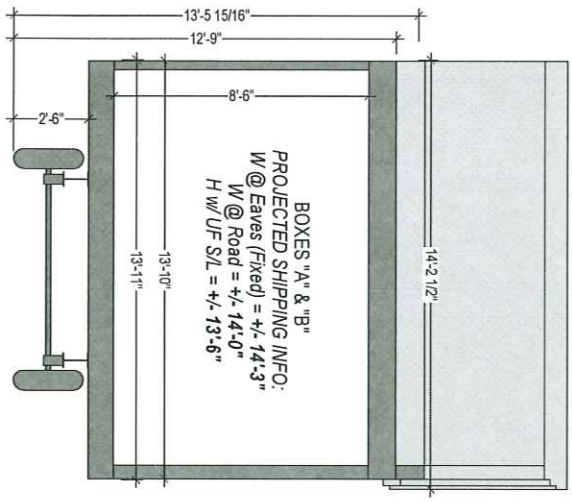
REV#/DATE: 2 SLP 9-6-24
REV#/DATE:
REV#/DATE:
REV#/DATE:

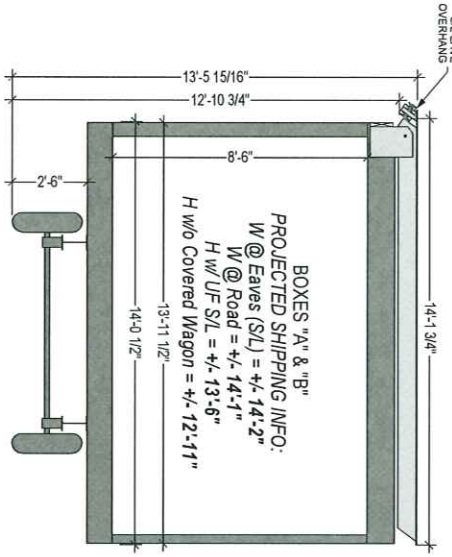
PERMIT REV#
DATE:

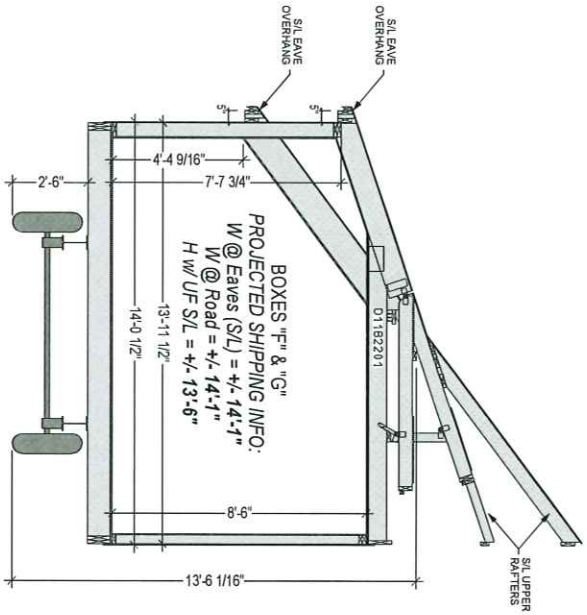
KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

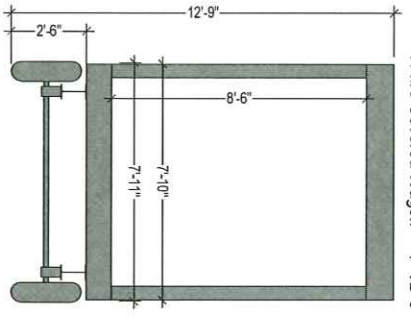
T:\1_Jobs\4530 RASP 75 Fairgrounds\Engineering\KBS 4530.2d

STATE = MA









SCALE: NONE	SHEET # P1002	SERIAL #: KBS-4530 DATE: 08/15/2024 DWN BY: RLT SHIPPING SECTION	NOTES Custom 25# GSL / 140 MPH (Vult) WIND Andersen 400 Series WINDOWS 8'-6" 1st 8'-6" 2nd CLG HGT Seismic	JOB NAME 75 Fairgrounds 75 Fairgrounds Nantucket, MA	BUILDER: J 5 Development ENTER BUILDERS ADDRESS Nantucket, MA 02584

REV#/DATE: 2 SLP 9-6-24 | PERMIT REV#
REV#/DATE: | DATE:
REV#/DATE:
REV#/DATE:

KBS Builders Inc.
CUSTOM... QUALITY...
300 PARK STREET
SOUTH PARIS, ME 04281
PHONE: 207-739-2400
FAX: 207-739-2223
www.kbsbuildersinc.com

T:\1_Jobs\4530 RASP 75 Fairgrounds\Engineering\KBS 4530.2d

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Durvan & Maria Lewis

STREET ADDRESS 6 Mary Ann Drive

MAP/PARCEL 68 / 440

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON September 06, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook Meerbergen — Signature

09·06·2024 — Date

Duplex addition

fax to: 508.228.7210

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER…… DURVAN AND MARIA LEWIS

MAILING ADDRESS…… 6 MARY ANN DRIVE

PROPERTY LOCATION…… 6 MARY ANN DRIVE

ASSESSORS MAP/PARCEL…….. 68 / 440

SUBMITTED BY:…… BROOK MEERBERGEN @ 508.228.1388
email: brooksdesigns@hotmail.com

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.09.06 11:26:52 -04'00'

September 6, 2024
DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

THANK YOU!!!

HISTORIC DISTRICT COMMISSION

37 Washington Street
Nantucket, Massachusetts 02554
Telephone: 508.228.7231 Fax: 508.325.7572

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 6 MARY ANN DRIVE

Tax Map Number: 68 Parcel Number: 440

Owner of Record: LEWIS, DURVAN & MARIA

Description of Proposal:

NEW ADDITION - 25'-6" HT

submitted by: MEERBERGEN DESIGNS - 508.228.1388

Anticipated HDC Submission Date: September 06, 2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.228.7231.



U.S. Postal Service
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Nantucket, MA 02554

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage and Fees $5.58
$

0554 01
NANTUCKET MA
Postmark Here
SEP -7 2024
09/07/2024
02554.9998

Sent To LEMBERG
Street and Apt. No., or PO Box No. 8 MARY ANN
City, State, ZIP+4® 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 4637 3641



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Nantucket, MA 02584

OFFICIAL USE

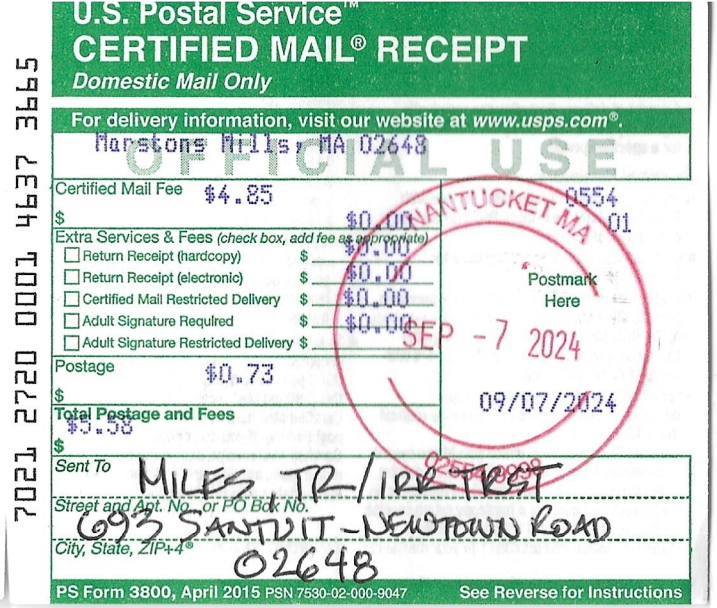
Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage and Fees $5.58
$

0554 01
NANTUCKET MA
Postmark Here
SEP -7 2024
09/07/2024
02554.9998

Sent To WEST
Street and Apt. No., or PO Box No. POBOX 2455
City, State, ZIP+4® 02554

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 4637 3658



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Marstons Mills, MA 02648

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage and Fees $5.58
$

0554 01
NANTUCKET MA
Postmark Here
SEP -7 2024
09/07/2024

Sent To MILES TR/IRR TRST
Street and Apt. No., or PO Box No. 693 SANTUIT-NEWTOWN ROAD
City, State, ZIP+4® 02648

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 4637 3665



U.S. Postal Service™
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Cambridge, MA 02141

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage and Fees $5.58
$

0554 01
NANTUCKET MA
Postmark Here
SEP -7 2024
09/07/2024
02554.9998

Sent To WISIMA R.T.
Street and Apt. No., or PO Box No. 4 CANAL PARK #402
City, State, ZIP+4® 02141

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 4637 3634



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Nantucket, MA 02584

OFFICIAL USE

Certified Mail Fee $4.85
$ $0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $ $0.00
☐ Return Receipt (electronic) $ $0.00
☐ Certified Mail Restricted Delivery $ $0.00
☐ Adult Signature Required $ $0.00
☐ Adult Signature Restricted Delivery $
Postage $0.73
$
Total Postage and Fees $5.58
$

0554 01
NANTUCKET MA
Postmark Here
SEP -7 2024
09/07/2024
02554.9998

Sent To 1B MADE LLC/DUSSAULT
Street and Apt. No., or PO Box No. POBOX 2291
City, State, ZIP+4® 02584

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0001 4637 3627

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
68	439	1	MILES SAMUEL J TR	MILES FAMILY IRREVOCABLE TRUST	693 SANTUIT-NEWTOWN RD	MARSTONS MILLS	MA	02648	4A MARY ANN DR
68	439	2	WEST ROBERT G & KELLY A		PO BOX 2455	NANTUCKET	MA	2554	4B MARYANN DR
68	441		LEMBERG DAVID		8 MARY ANN DR	NANTUCKET	MA	02554	8 MARY ANN DR
68	492		THAIRATANA PATAMA TRUSTEE	WISIMA REALTY TRUST	4 CANAL PARK #402	CAMBRIDGE	MA	02141	1 MARY ANN DR
68	493		1B MARY ANNE DRIVE LLC	C/O DAVID DUSSAULT	P.O. BOX 2291	NANTUCKET	MA	02584	1B MARY ANN DR
Count:	**5**								

7021 2720 0001 4637 3665 MILES

7021 2720 0001 4637 3658 WEST

7021 2720 0001 4637 3641 LEMBERG

7021 2720 0001 4637 3634 WISIMA R.T.

7021 2720 0001 4637 3627 1B M.A. DR LLC / DUSSAULT

6 Mary Ann - permission to sign

DD

dlewis dclpainting.com

To: You

Reply | Reply all | Forward | ...

Fri 9/6/2024 11:39 AM

To whom is may concern ,
I Durvan lewis give Brook meerbergen permission to sign off on all HDC applications, than you Sent from my iPhone

> On Sep 6, 2024, at 10:53 AM, Brook Meerbergen Designs <brooksdesigns@hotmail.com> wrote:
>
> Hi Durvan,
>
> Please reply saying you give me permission to sign any and all HDC applications related to your project at 6 Mary Ann
>
> Thank you!
> Brook
>
> MEERBERGEN DESIGNS
> PO BOX 673
> NANTUCKET, MA 02554
>
> 508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 440

Street & Number of Proposed Work: 6 MARY ANN

Owner of record: DORVAN & MARIA LEWIS

Mailing Address: 6 MARY ANN
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☒ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 36 Sq. Footage 1st floor: 1008 Decks/Patio: Size: 8x20 ☒ 1st floor ☐ 2nd floor

2016 * 20 = $403 Width: 28 Sq. footage 2nd floor: 1008 Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North NO Δ's South _____ East _____ West _____

Height of ridge above final finish grade: North 25'-5" South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

2. South Elevation

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☒ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass _____/12 Dormer 4.5 /12 Other 4/12 PORCH

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural ☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____ Type: _____ Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1X8 Rake 5/4x6 Soffit (Overhang) 6" Corner boards 5/4x6 Frieze 1x4

Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square 6X6

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☒ Other AWNING/CASEMENT

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

Doors* (type and material): ☐ TDL ☒ SDL Front ONE LT. FR. Rear ONE LT FR. Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW - CEDAR Clapboard (if applicable) _____ Roof GREY

Trim NTW - CEDAR Sash SANDTONE Doors SANDTONE

Deck NTW - MAHOG Foundation GREY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09.06.24 Signature of owner of record Brook R Merrell FOR DURHAM LEWIS Signed under penalties of perjury



6 MARY ANN DRIVE - FACING EXISTING DWELLING



6 MARY ANN DRIVE - FACING NORTH



6 MARY ANN DRIVE - FACING SOUTH



6 MARY ANN -
FACING STREET



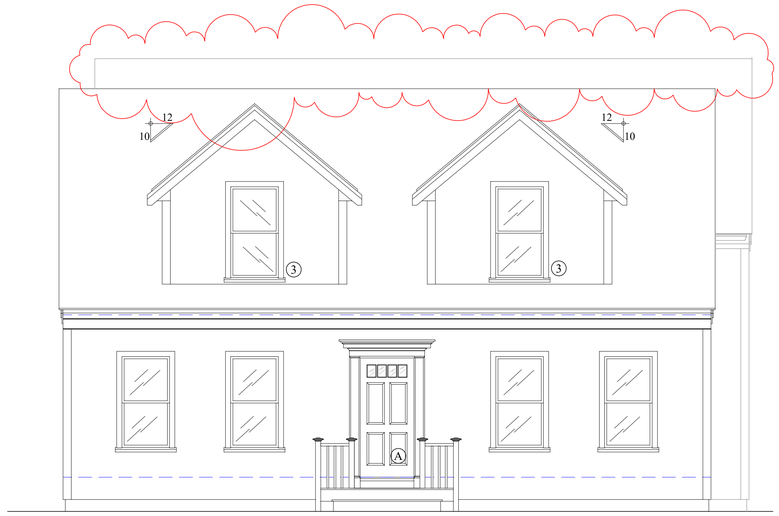
6 MARY ANN - FACING 8A
MARY ANN PARKING AREA



6 MARY ANN - ADDITION
EXPANSION AREA



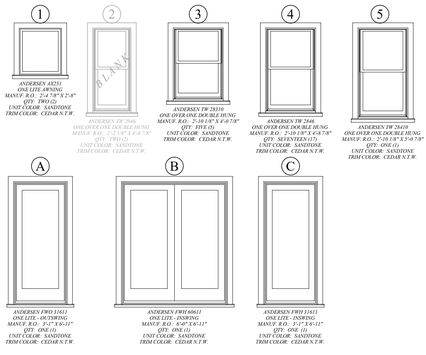
6 MARY ANN -
FACING 4A
MARY ANN



EAST ELEVATION
facing mary anne

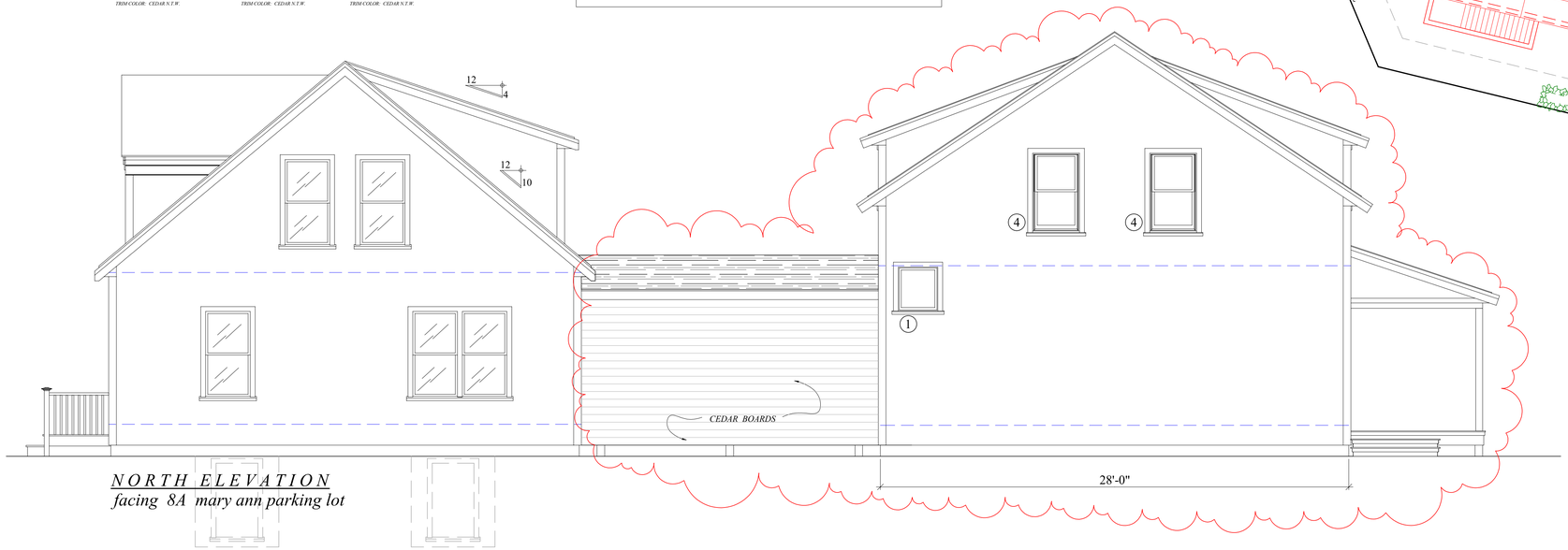


EAST ELEVATION
facing rear of front structure

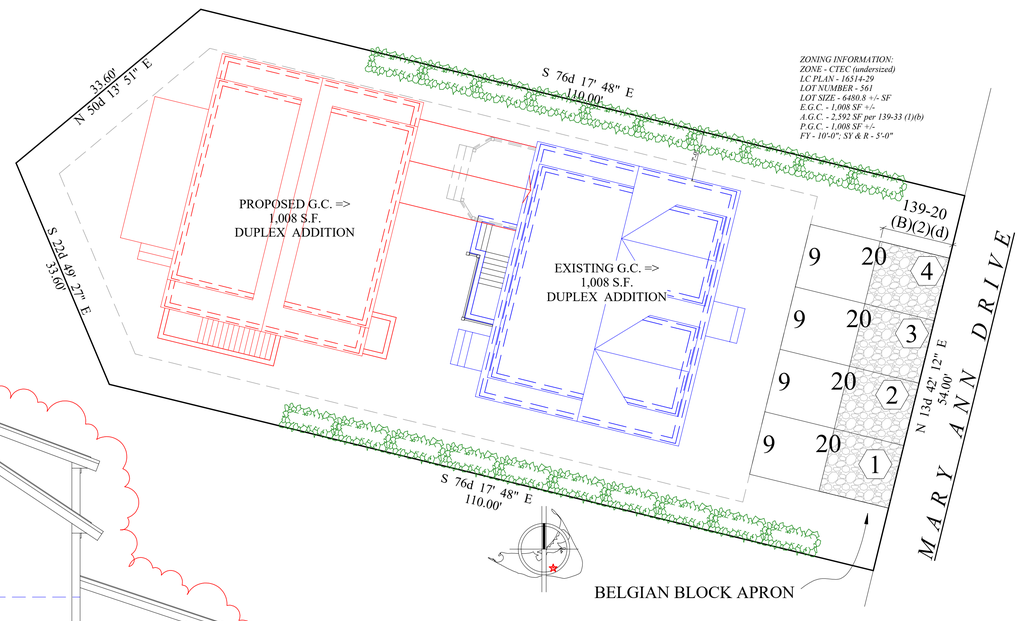




LOCUS MAP - NOT TO SCALE
LEWIS - MAP 68; PCL 440



NORTH ELEVATION
facing 8A mary ann parking lot



ZONING INFORMATION:
ZONE - CTEC (undersized)
LC PLAN - 16514-29
LOT NUMBER - 561
LOT SIZE - 6480.8 +/- SF
E.G.C. - 1,008 SF +/-
A.G.C. - 2,592 SF per 139-33 (1)(b)
P.G.C. - 1,008 SF +/-
FY - 10'-0"; SY & R - 5'-0"

H.D.C. SUBMISSION

1

MAP - 68
PCL - 440

DUPLEX ADDITION (CONVERSION) - LEWIS
6 MARY ANN DRIVE
NANTUCKET, MA

2024
FIRST ISSUE

ELEVATIONS; SITE LOCUS
SCALE: 1/4" = 1'-0"
INSET: 1/8" = 1'-0"
SITE: 1" = 10'-0"
DATE: 09-06-2024

REVISIONS

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

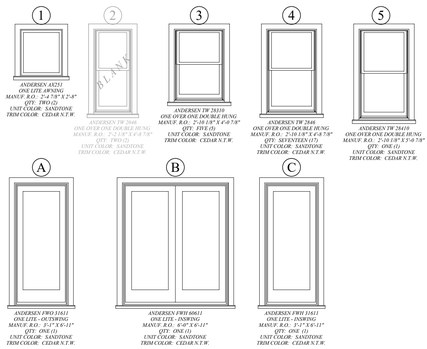
H.D.C. SUBMISSION

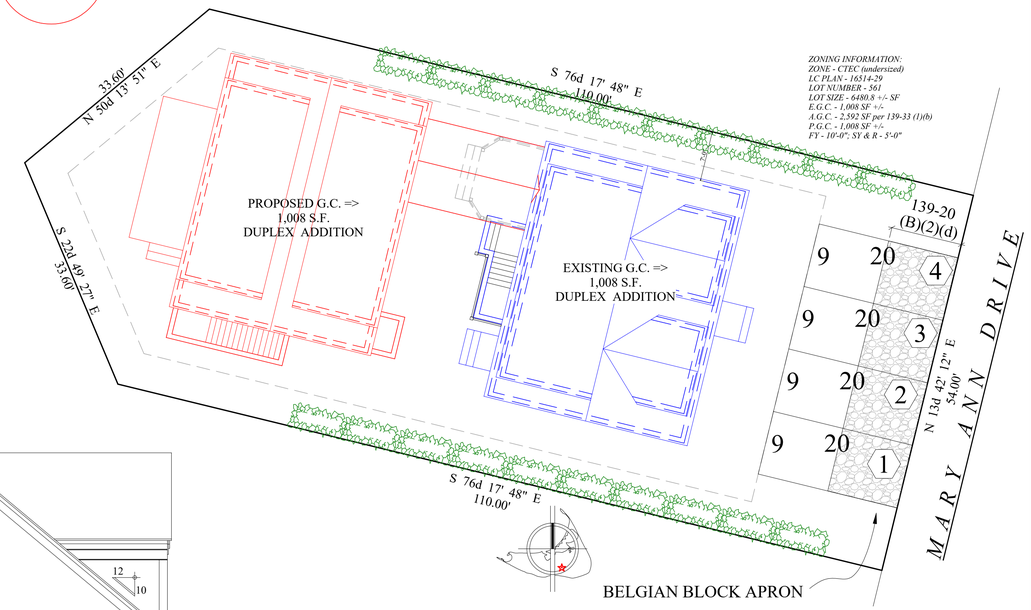


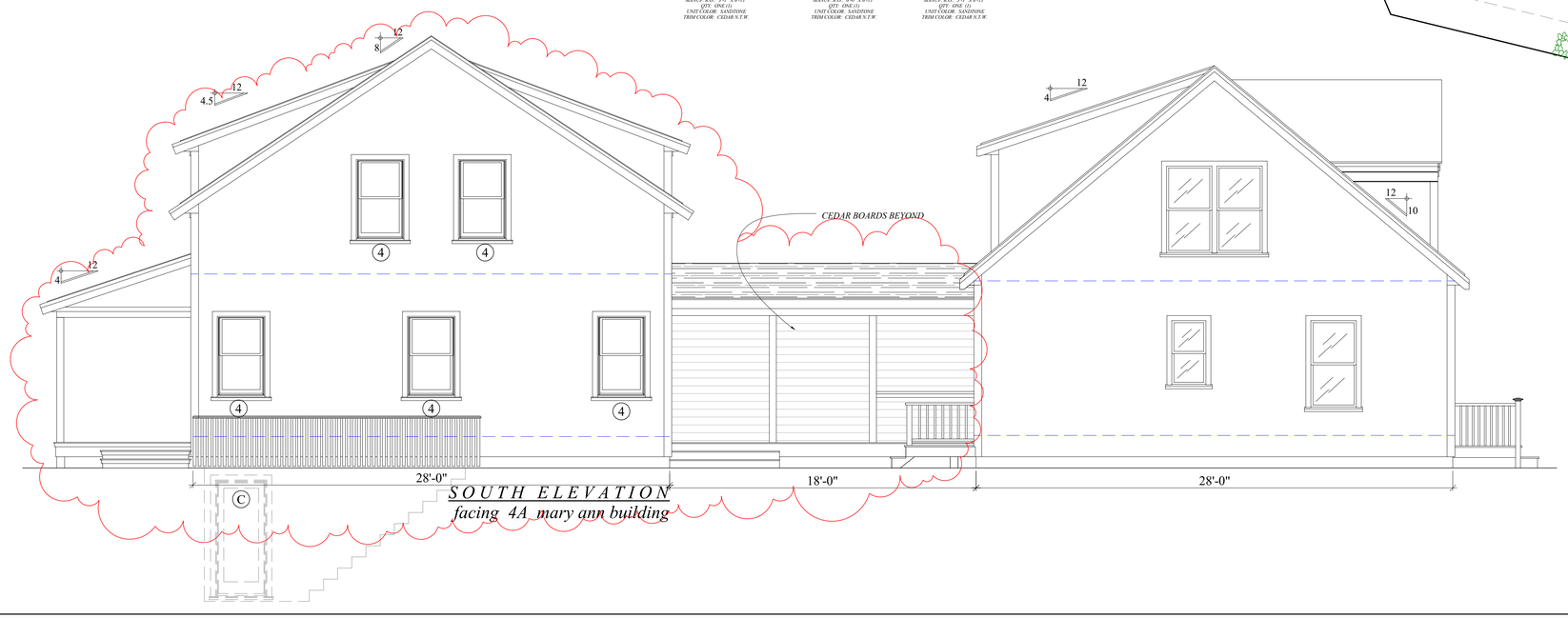
WEST ELEVATION SECTION
facing proposed duplex addition



WEST ELEVATION 36'-0"
facing 8A mary ann & 104 old south







SOUTH ELEVATION
facing 4A mary ann building



LOCUS MAP - NOT TO SCALE
LEWIS - MAP 68; PCL 440

2

MAP - 68
PCL - 440

DUPLEX ADDITION (CONVERSION) - LEWIS
6 MARY ANN DRIVE
NANTUCKET, MA

2024
PERMIT SUBMISSION

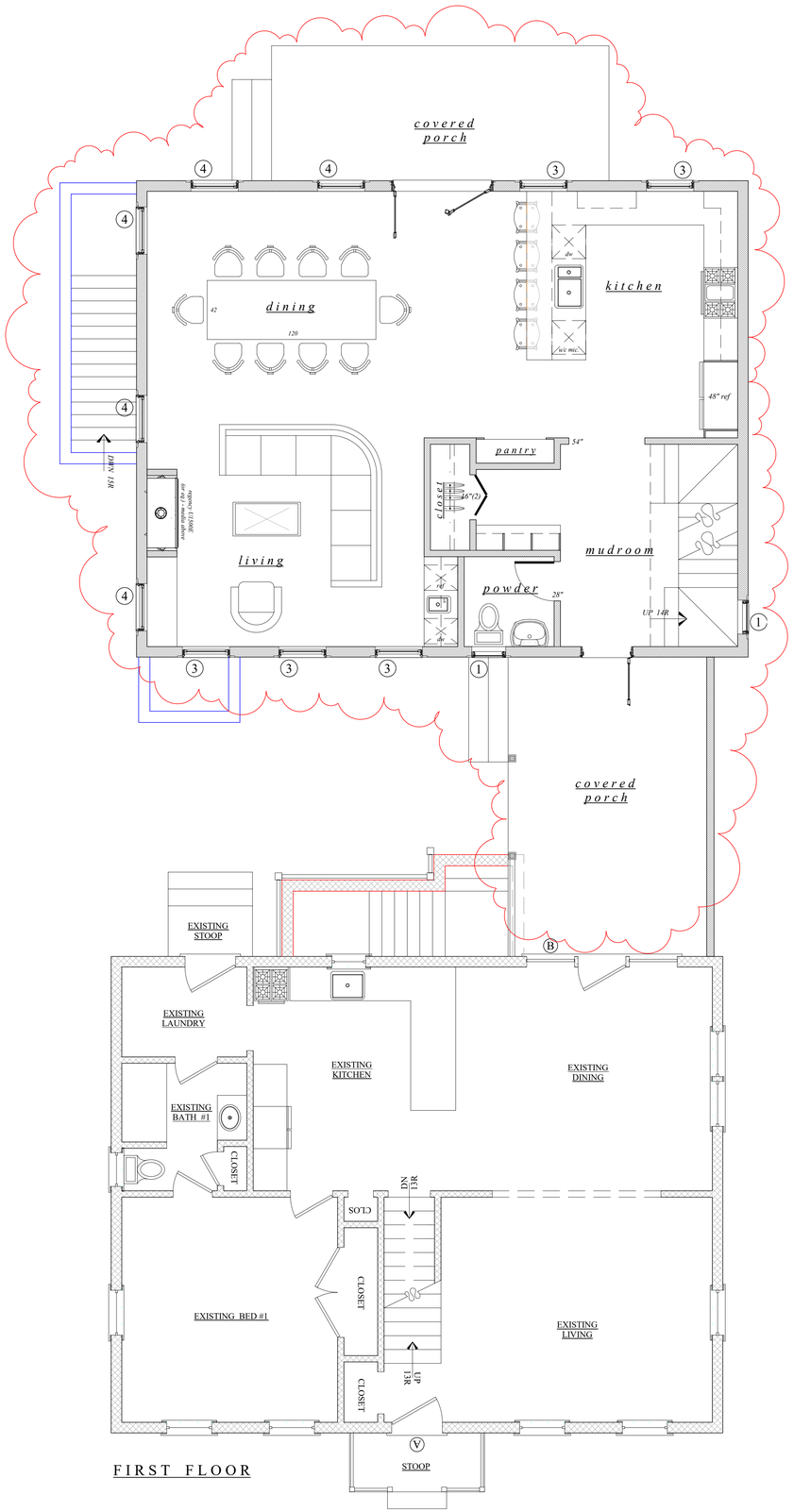
ELEVATIONS; SITE & LOCUS
SCALE: 1/4" = 1'-0"
INSET: 1/8" = 1'-0"
SITE: 1" = 10'-0"
DATE: 09-06-2024

these designs are the property of brook meerbergen designs and may not be copied without the express written consent of brook meerbergen.

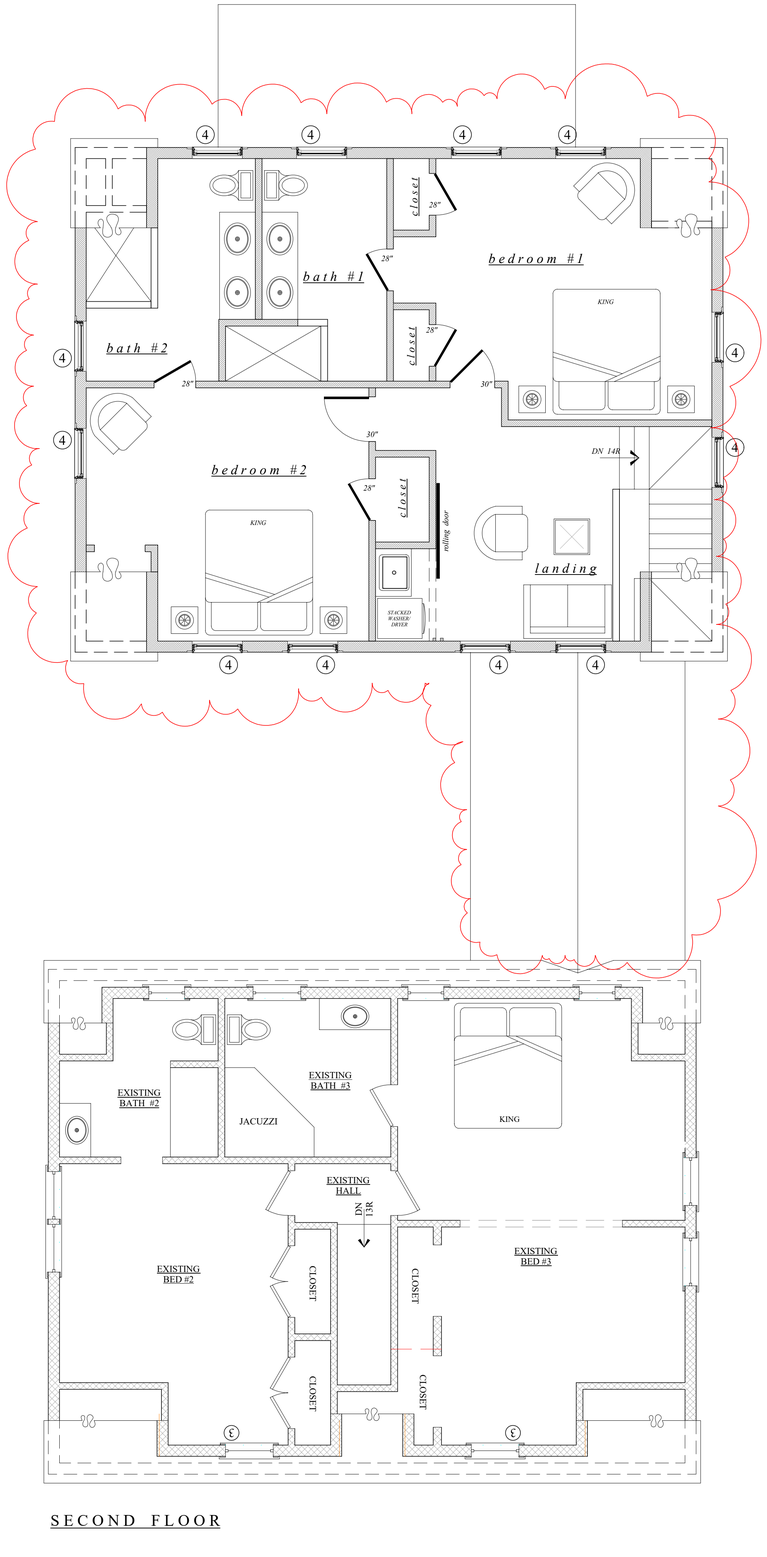
REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

H.D.C. SUBMISSION



FIRST FLOOR



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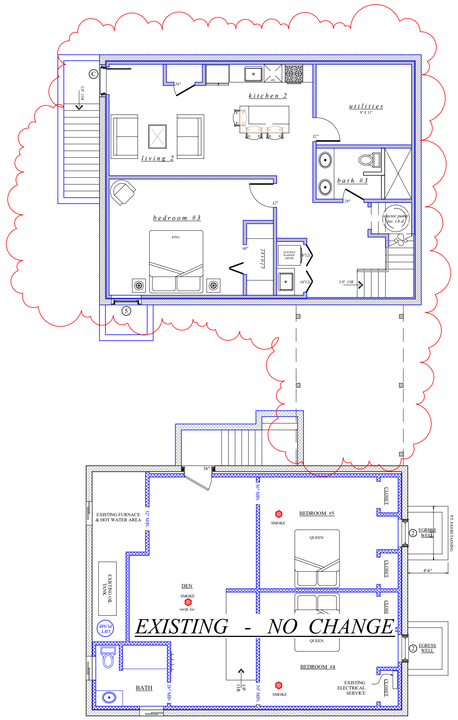

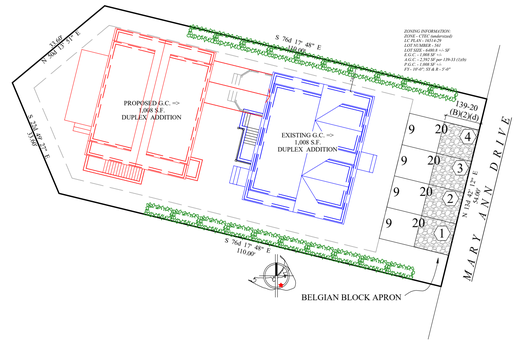



LOCUS MAP - NOT TO SCALE
LEWIS - MAP 68; PCL 440

3

MAP - 68
PCL - 440

DUPLEX ADDITION (CONVERSION) - LEWIS
6 MARY ANN DRIVE
NANTUCKET, MA

2024
FIRST DATE

REVISIONS

FLOOR PLANS; SITE; LOCUS
SCALE: 1/4" = 1'-0"
INSET: 1/8" = 1'-0"
SITE: 1" = 20'-0"
DATE: 09.06.2024

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MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Brook Meerbergen

AS AGENT FOR Durvan & Maria Lewis

STREET ADDRESS 6 Mary Ann Drive

MAP/PARCEL 68 / 440

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON September 06, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Brook Meerbergen — Signature

09·06·2024 — Date

fence &
driveway

6 Mary Ann - permission to sign

DD

dlewis dclpainting.com

To: You

Reply | Reply all | Forward | ...

Fri 9/6/2024 11:39 AM

To whom is may concern ,
I Durvan lewis give Brook meerbergen permission to sign off on all HDC applications, than you Sent from my iPhone

> On Sep 6, 2024, at 10:53 AM, Brook Meerbergen Designs <brooksdesigns@hotmail.com> wrote:
>
> Hi Durvan,
>
> Please reply saying you give me permission to sign any and all HDC applications related to your project at 6 Mary Ann
>
> Thank you!
> Brook
>
> MEERBERGEN DESIGNS
> PO BOX 673
> NANTUCKET, MA 02554
>
> 508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 440

Street & Number of Proposed Work: 6 MARY ANN DR

Owner of record: DURVAN & MARIA LEWIS

Mailing Address: 6 MARY ANN DR
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: BROOK MEERBERGEN

Mailing Address: PO BOX 673
02554

Contact Phone #: 8·1388 E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other FENCE & PARKING (TO COMPLY W/ 139-20(B)(2)(d) ⇒ 4 SPOTS MAX (duplex)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

$50

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

REVISIONS* 1. East Elevation

2. South Elevation

Historic Name: (describe)

Historic Name: (describe) 2. South Elevation

Original Date: 3. West Elevation

Original Builder: 4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: 6'-0"
Type: CEDAR BOARD (NTW)
Length: 100' (x2)

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways STONE/SHELL ~~Walkways~~ BELGIAN BLOCK APRON Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence NTW Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 09.7.2024 Signature of owner of record Brook P Meerl FOR DORVAN LEWIS Signed under penalties of perjury



6 MARY ANN DRIVE - FACING EXISTING DWELLING



6 MARY ANN -
FACING STREET



6 MARY ANN - FACING 8A
MARY ANN PARKING AREA



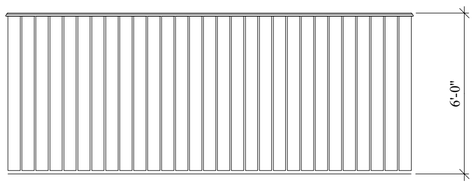
6 MARY ANN - ADDITION
EXPANSION AREA



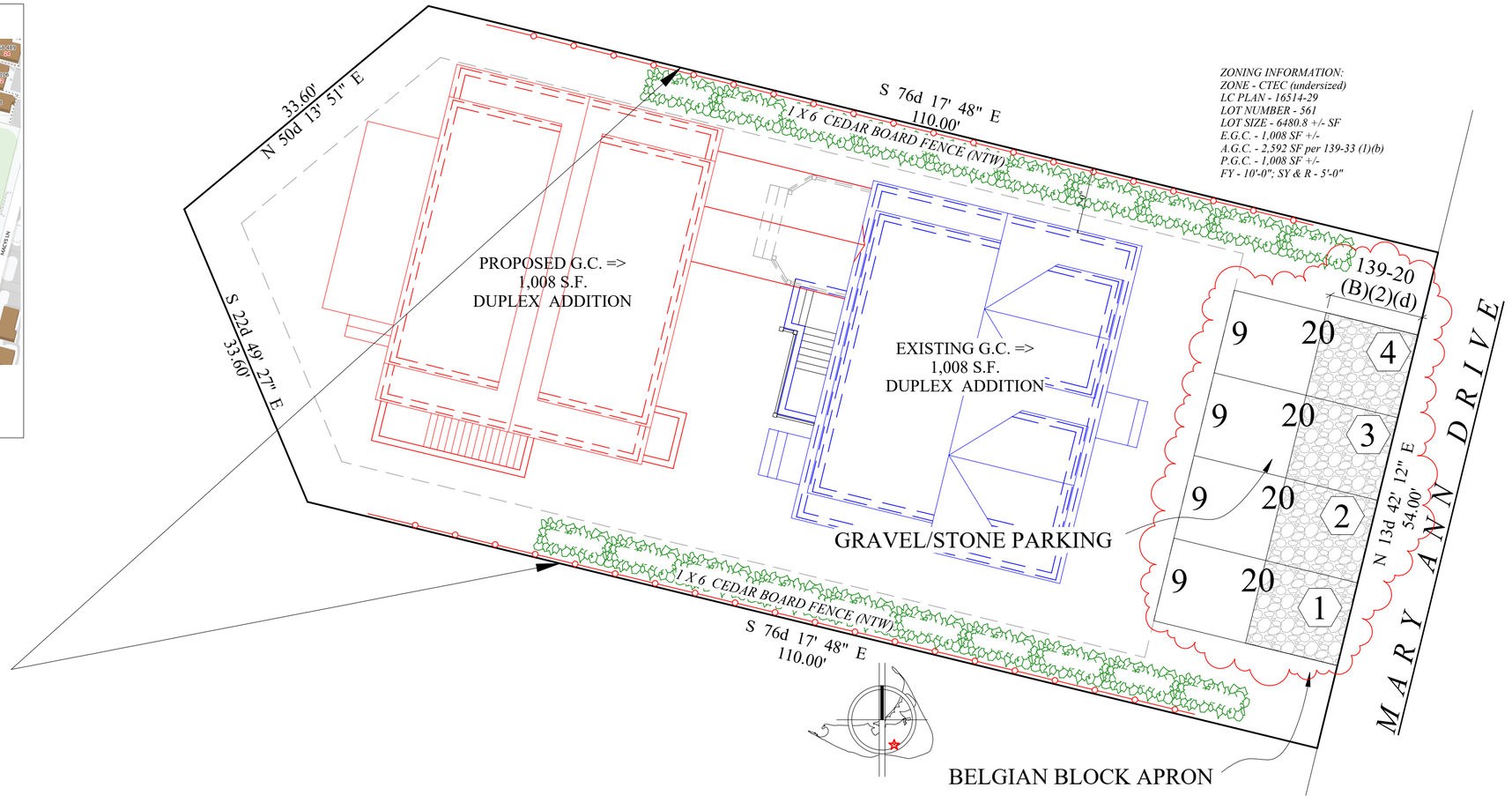
6 MARY ANN -
FACING 4A
MARY ANN



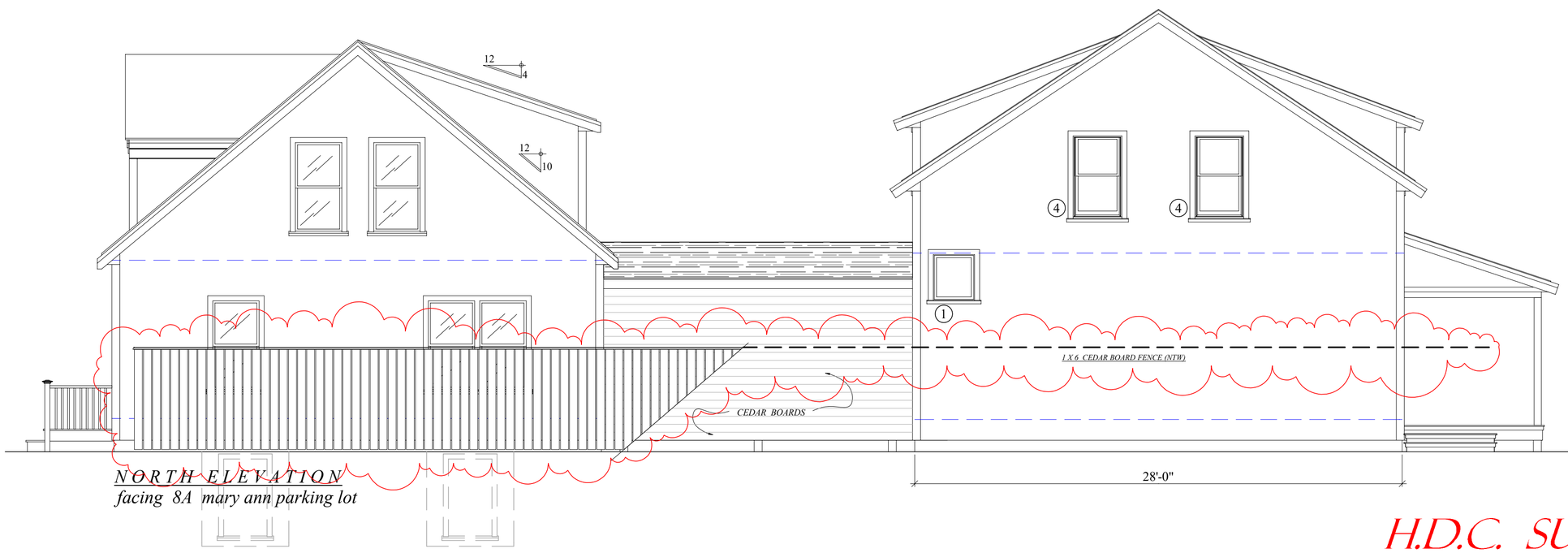
LOCUS MAP - NOT TO SCALE
LEWIS - MAP 68; PCL 440



1 X 6 CEDAR BOARD FENCE (NTW)



ZONING INFORMATION:
ZONE - CTEC (undersized)
LC PLAN - 16514-29
LOT NUMBER - 561
LOT SIZE - 6480.8 +/- SF
E.G.C. - 1,008 SF +/-
A.G.C. - 2,592 SF per 139-33 (1)(b)
P.G.C. - 1,008 SF +/-
FY - 10'-0"; SY & R - 5'-0"



NORTH ELEVATION
facing 8A mary ann parking lot

H.D.C. SUBMISSION

1

MAP - 68
PCL - 440

FENCE & DRIVEWAY - LEWIS
6 MARY ANN DRIVE
NANTUCKET, MA

2024
PRINT DATE

ELEVATIONS; SITE; LOCUS
SCALE: 1/4" = 1'-0"; 1" = 5'-0"
SITE: 1" = 10'-0"
DATE: 09-06-2024

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REVISIONS

MEERBERGEN DESIGNS
P.O. BOX 673
NANTUCKET, MA 02554
508.228.1388

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 96 PARCEL N°. 8

Street & Number of Proposed Work: TUCKERNUCK

Owner of record: LUCKITY TRUST

Mailing Address: 7 BRIDGESTONE LN
MARBLEHEAD, MA. 01945

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: VAN OTTEN DESIGN INC.

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4379 E-mail: advanotten@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☒ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: CHAPEL HOUSE

Original Date: 1880's

Original Builder: UNKNOWN

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☐ 3-Tab ☒ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof DUAL COLOR ASPHALT

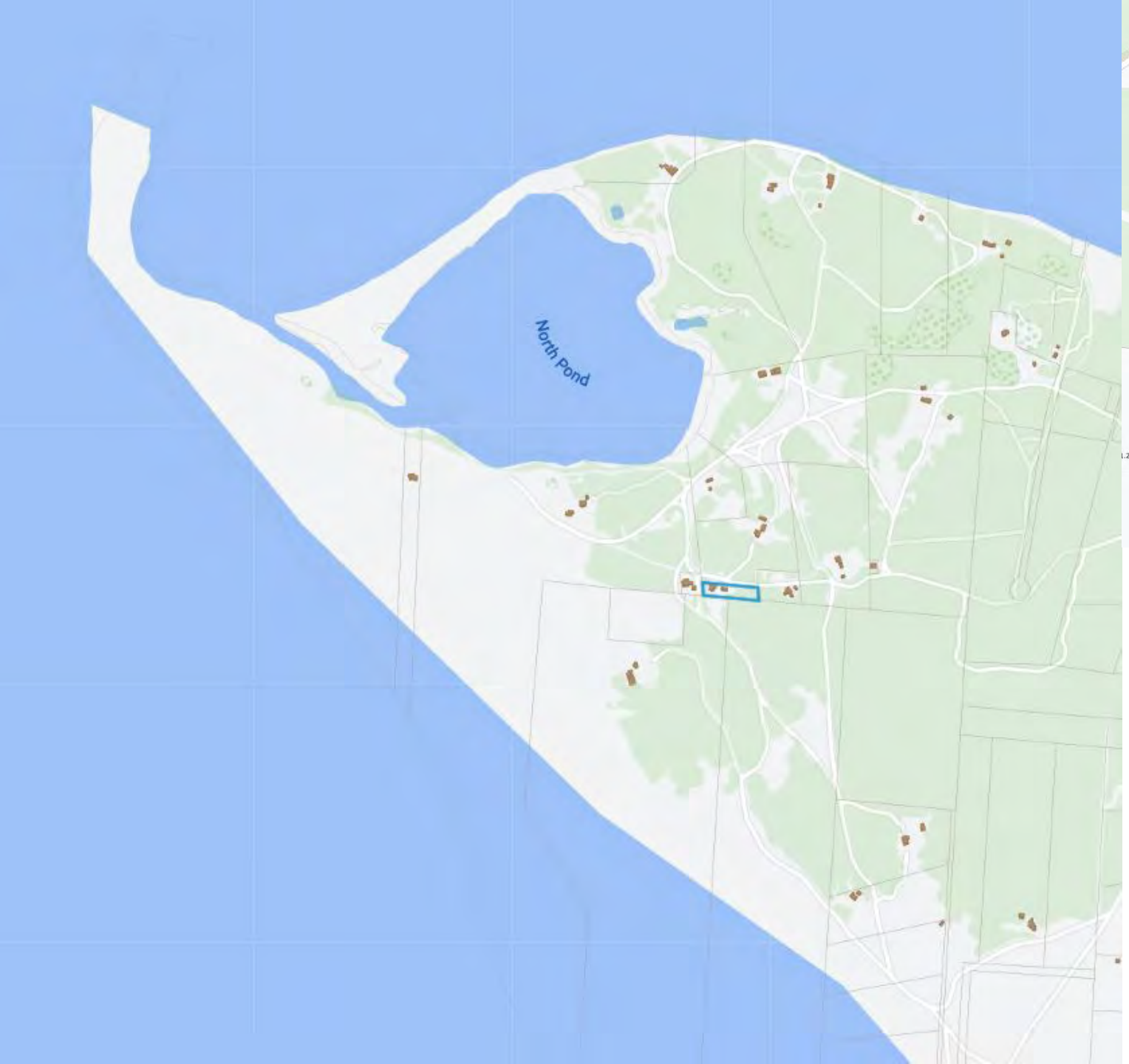
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury





Map 96 Parcel 8

Luckity Trust- Tuckernuck

Reshingle roof with asphalt instead of wood



Change wood roof to Asphalt











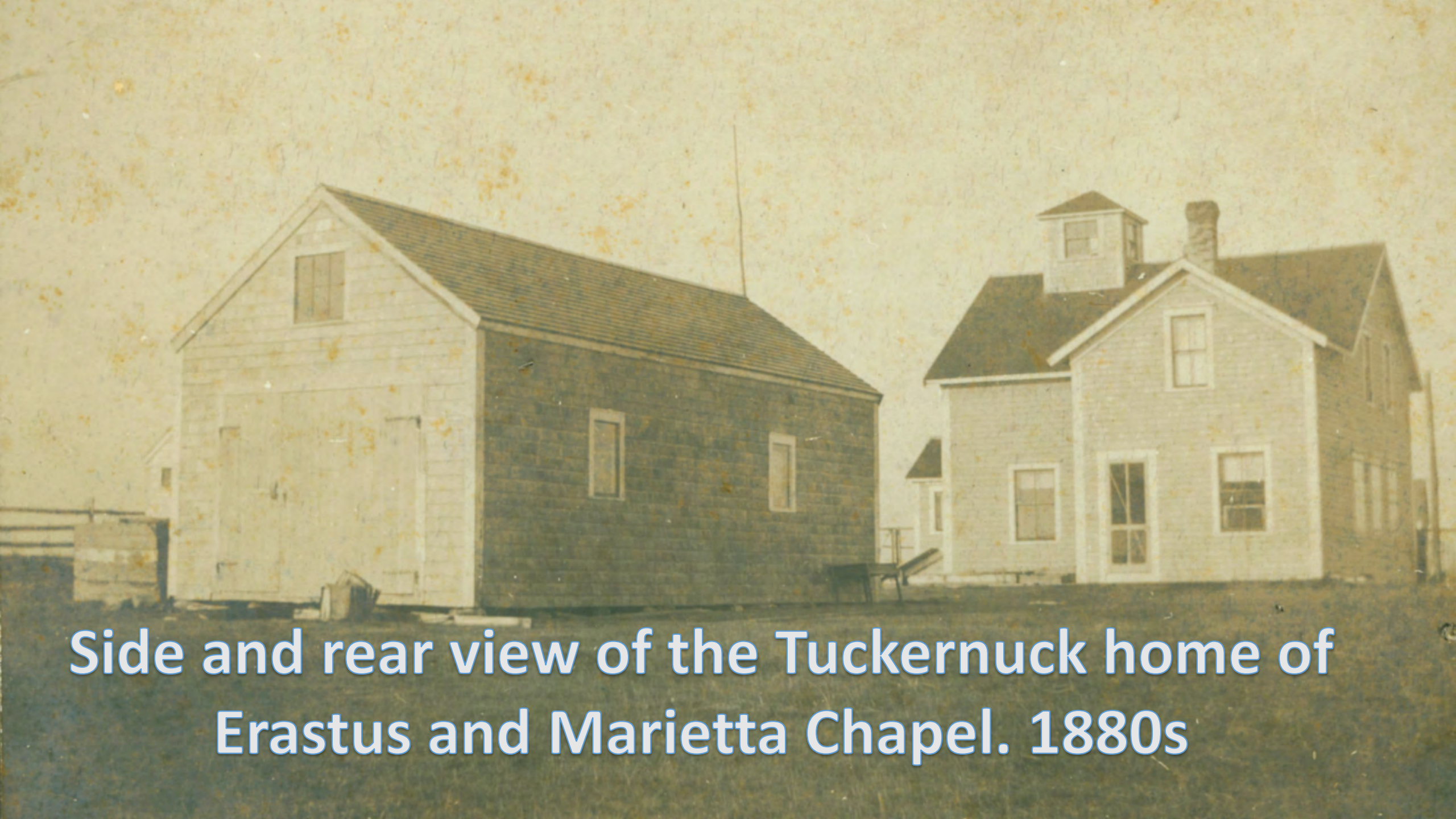












Side and rear view of the Tuckernuck home of Erastus and Marietta Chapel. 1880s



Existing outhouse and Barn

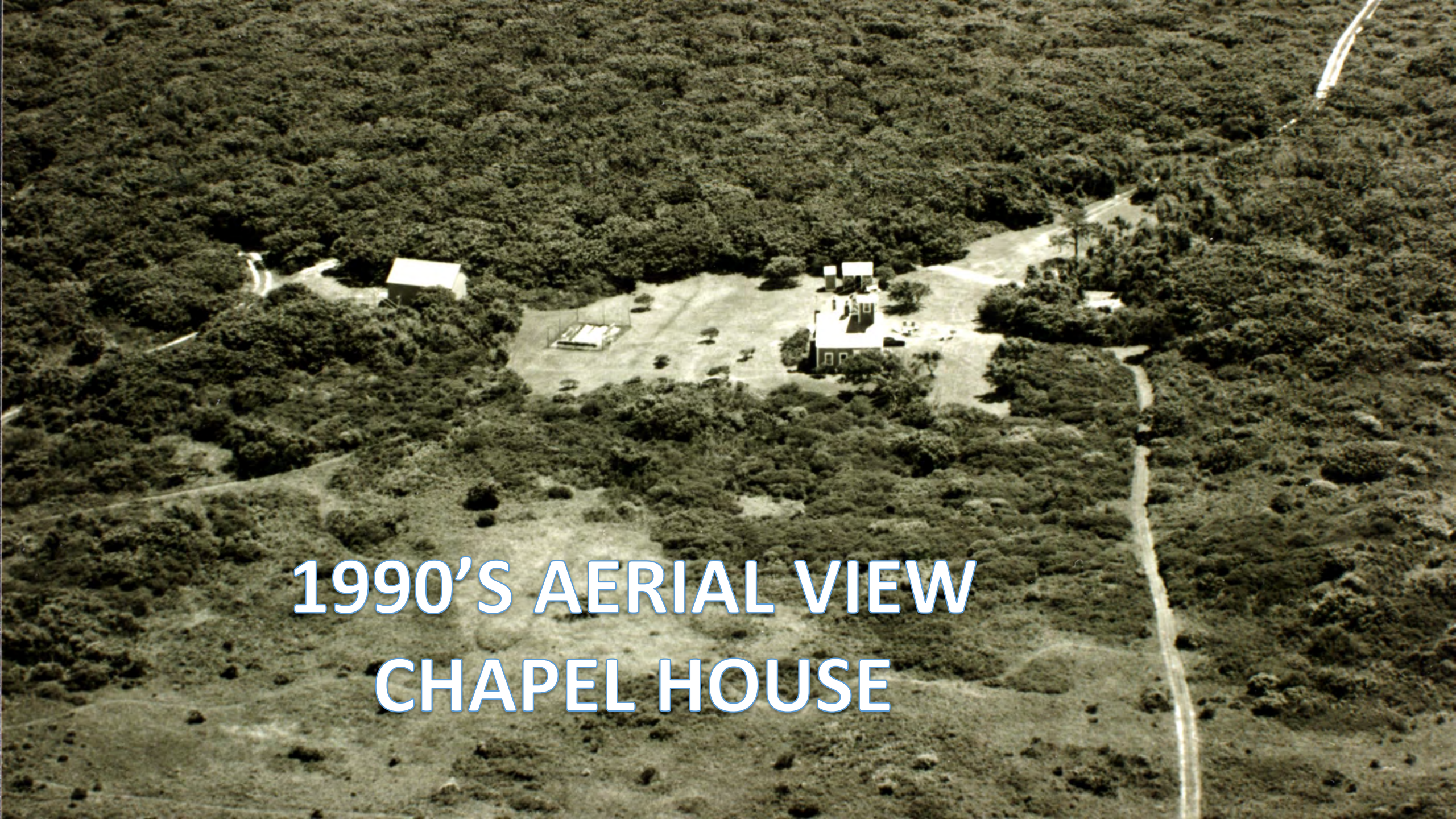




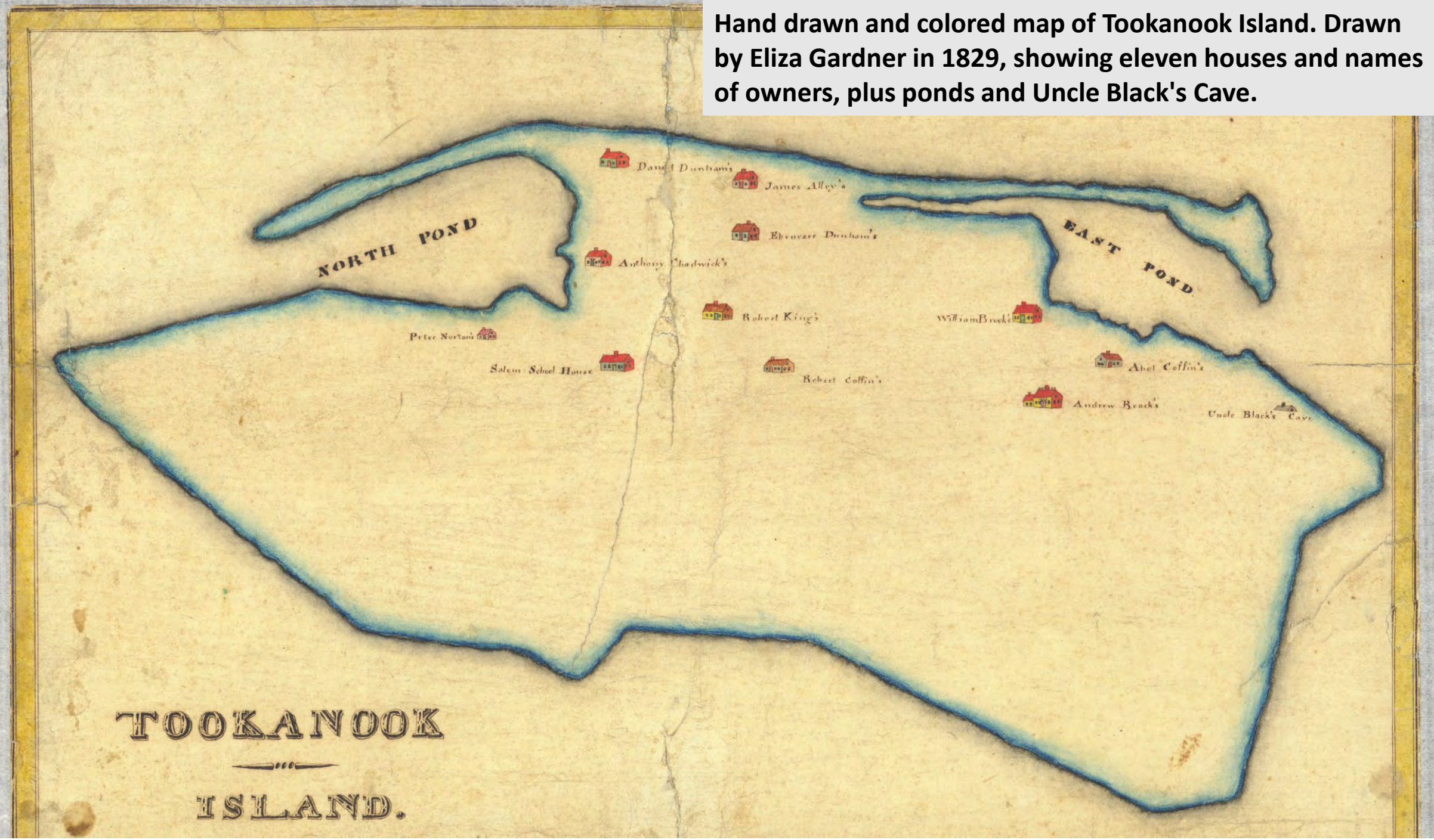
CHAPEL HOUSE @ 1910

Chapel house and Dunham house 1920's




1990’S AERIAL VIEW
CHAPEL HOUSE

Hand drawn and colored map of Tookanook Island. Drawn by Eliza Gardner in 1829, showing eleven houses and names of owners, plus ponds and Uncle Black's Cave.





Pictures of houses on Tuckernuck from various decades

1880’s Brock’s house

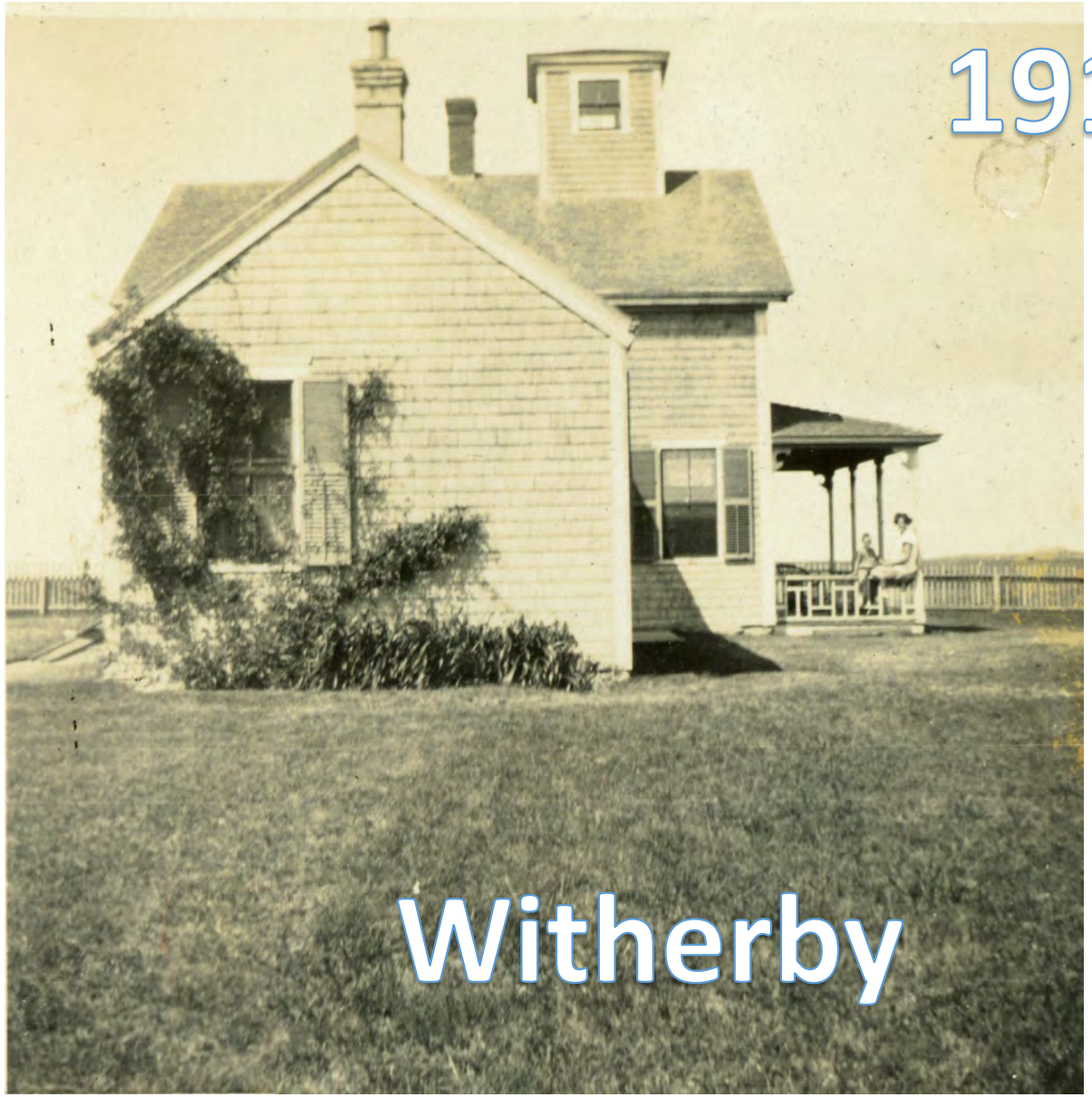


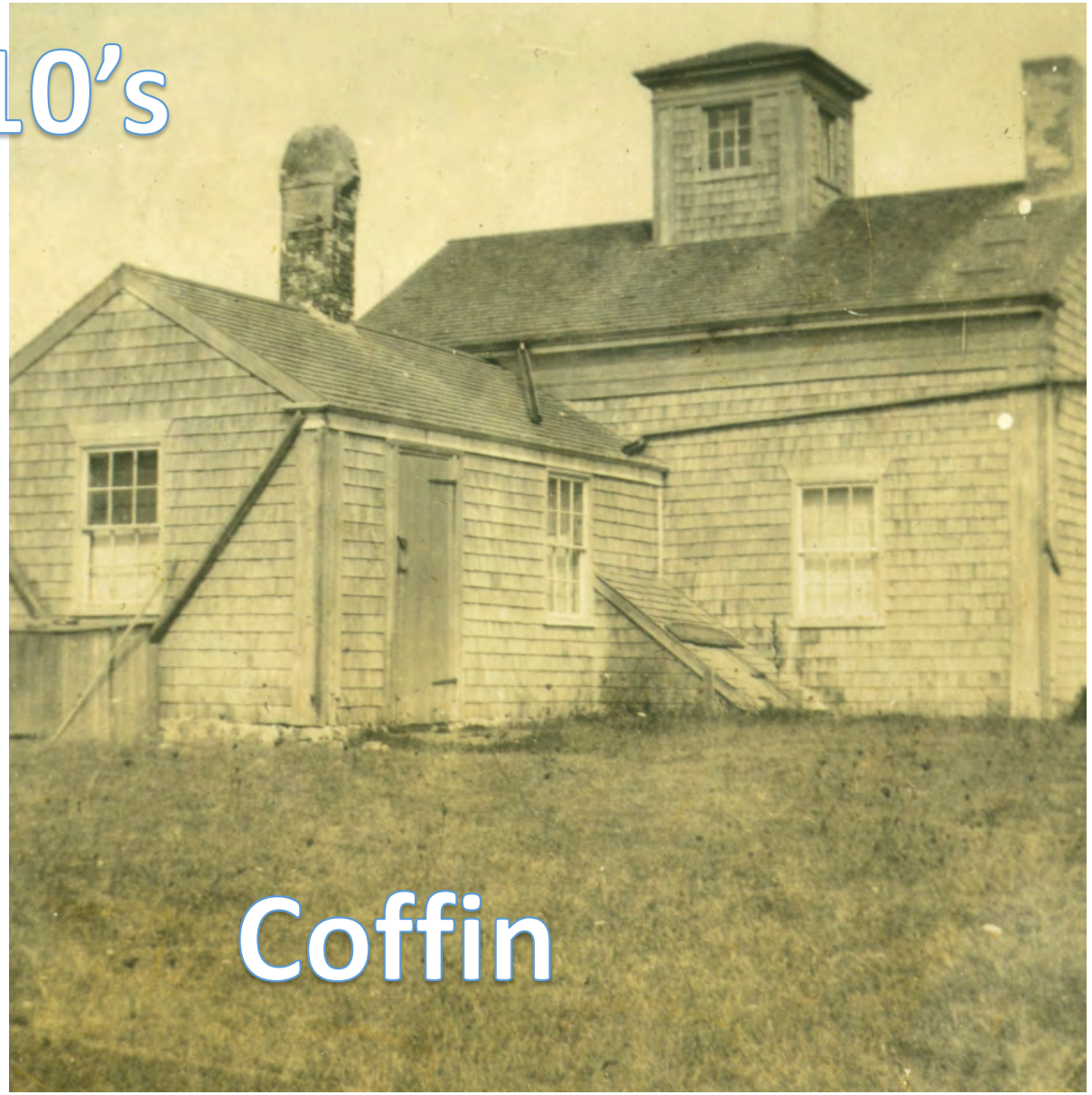


1890's



1910's






Dunham 1920’s


Witherby 1950’s


Lafarge 1930’s

Massachusetts Cultural Resource Information System
Scanned Record Cover Page



Inventory No:	NAN.3023
Historic Name:	Chapel, Erastus House
Common Name:	
Address:	Tuckernuck Island
City/Town:	Nantucket
Village/Neighborhood:	Tuckernuck Island; North Pond;
Local No:	
Year Constructed:	1893
Architectural Style(s):	No style;
Architect(s):	Chapel, Erastus;
Use(s):	Secondary Dwelling House; Single Family Dwelling House;
Significance:	Architecture; Recreation;
Area(s):	NAN.C, NAN.D, NAN.F
Designation(s):	Local Historic District (06/04/1970); Nat'l Historic Landmark (11/13/1966); Nat'l Register District (11/13/1966);
Building Materials:	Roof: Asphalt Shingle; Wall: Wood; Wood Shingle; Foundation: Stone, Uncut;
Demolished	No

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, February 8, 2024 at 11:23 AM

NAN.3023

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
0096-008	177 TUK	F C	3023-3025



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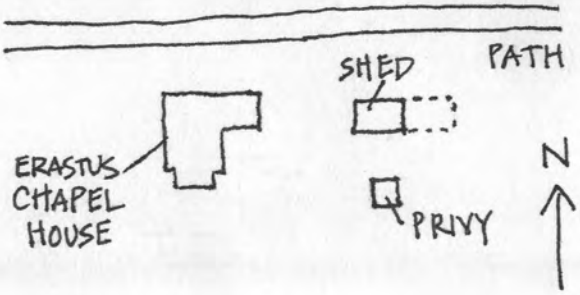


Town Nantucket

Place *(neighborhood or village)*
Tuckernuck Island / NORTH POND

Address (None)

Historic Name The Erastus Chapel House

Uses: Present dwelling

Original dwelling

Date of Construction 1893-4

Source tax records

Style/Form

Architect/Builder

Exterior Material:

Foundation fieldstone

Wall/Trim wood shingle

Roof asphalt shingle

Outbuildings/Secondary Structures
one shed (late nineteenth century)

Major Alterations *(with dates)*

Condition good

Moved ☒ no ☐ yes **Date**

Acreage 1.44 acres

Setting rural

RECEIVED
AUG 17 2001
MASS. HIST. COMM

Recorded by Molly McDonald

Organization Tuckernuck Island Landowners Association

Date (*month / year*) July 2001

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

NAN.3023
F 3023-3025

BUILDING FORM

ARCHITECTURAL DESCRIPTION ☒ *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Erastus Chapel House is a one-and-a-half-story structure with a rectangular plan, a side-gable roof, a cross-gable front ell, and a roof cupola. The walls of the building are clad in wood shingles, and the roof in asphalt shingles. The primary window type found throughout the building contains a two-over-two-light double-hung sash. The front (east) facade is characterized by the front ell projecting from the north side. The gable end of this ell contains a front entry on the south side and a window on the north side. A window is located on the second-story level of the east facade of the front ell, and another on the first-story level of its south facade. The east facade of the main wall of the building contains one window on the first-story level, south of the front ell. There is a small single-story gable-roofed addition on the south facade of the building. This contains one central window in its south facade, which contains two-over-two-light double-hung sash, with the lights arranged horizontally on each sash. On the east side of the addition there is one window, and on the west side there are two windows spaced very close together. On the upper story level of the south facade there are two windows, evenly spaced. On the north facade, there are three windows on the first story level, and two windows on the second-story level. The fenestration of the facade is not symmetrical, and there are no windows on the wall of the front ell. There are two windows spaced evenly across the west facade of the building.

HISTORICAL NARRATIVE ☒ *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built by Erastus Chapel (1852-1937) of New London. Chapel was an able mariner, and it is said that he first came to Tuckernuck to take advantage of the excellent fishing in the area. He became part of the crew at the Muskeget Life Saving Station in 1883, when he was 29 years old. He married Marietta Smith,(1865-1935), daughter of James E. Smith, who grew up in the Smith House on Tuckernuck. Erastus and Marietta Chapel rented houses on Tuckernuck for several years after their marriage, including the Norton Saltbox and the North Head House. In addition to lifesaving, Chapel made a living by eeling, lobstering, and raking shellfish, and he owned a fish house on Muskeget Island. In 1893, he purchased a small plot of land (66 feet by 330 feet), from William Sturgis Bigelow, for $25, where he built his house. According to tax records, the house was finished in 1894, at which point Chapel also owned a salt meadow on Tuckernuck, a one-third interest in an ice house, and a sailboat. Erastus and Marietta Chapel had two children, James Everett and Eleanor.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

•Coffin, Edward Wayman *Tuckernuck Island* Rockland: 2000.
•Grieder, Ruth Chapel "Tuckernuck: 1927-1937." 1993. (unpublished)
•McAlester, Virginia and Lee *A Field Guide to American Houses*. Alfred A. Knopf: New York, 2000.
•Garder, Eliza "Tookoonook." 1829. (Nantucket Historical Association Collection).
•Nantucket Registry of Deeds, Town Building, Nantucket, Ma.
[a]Nantucket Probate Records, Town Building, Nantucket, Ma.
•Nantucket Division of Assessment Records, Nantucket, Ma.
•Interviews with Ruth Grieder, Susan Robinson, Bam LaFarge, and Edward W. Coffin: June-July, 2001.

☒ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.* (See Area Form)

NAN.3023

INVENTORY FORM CONTINUATION SHEET

Town: Nantucket

Property Address: (Erastus Chapel House)

Area(s): F

Form No.: 3023

3025

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

ARCHITECTURAL DESCRIPTION (continued)

The cupola has a pyramidal roof and is placed slightly south of center on the roof ridge of the building. On each facade the cupola contains a window with three-over-three-light double-hung sash. There are two brick chimneys, one in the center of the western roof slope and the other on the roof ridge of the front ell. There is a cellar entry on the east side of the south facade. A small wooden deck is located in front of the entryway on the east facade.

One outbuilding, a shed, is associated with the Erastus Chapel House. The shed is located east of the house. It is a rectangular-plan structure, with walls clad in wood shingles and a roof covered in asphalt shingles. The primary window type throughout the structure contains a two-light fixed sash. An entryway is located on the west side of the south facade of the shed,, with four windows to the east, asymmetrically spaced. On the west facade, there are two central windows, one on the first story level and the other above it. On the east facade, there are central double doors, with one central window above them. An addition on the eastern end of the shed was begun in the early 1990s, and currently remains unfinished.

The Erastus Chapel House stands in a small clearing and overlooks the North Pond. It is one of a number of historic buildings grouped in the northwestern portion of Tuckernuck Island. Its nearest neighbor, the Arthur Preston Dunham House, is located to the west. The two buildings were constructed in the same time period and exhibit similar forms and styles. The Chapel House is a fine example of late-nineteenth century Tuckernuck architecture. Both the interior and the exterior are in good condition and retain much historic integrity.

HISTORICAL NARRATIVE (continued)

Ruth Chapel Grieder, daughter of James Everett Chapel, recollects her grandparents and their house, commenting that "on days when Erastus was to come home from Muskeget, [Marietta Chapel] would go up in the cupola and watch for him to set sail from there-- then she'd stoke up the fire and have dinner ready for him when he sailed into the North Pond down in front of the house." Grieder goes on to describe the interior of the house: "Grandma even had a guest bedroom and we called it the 'gold room.' It had little gold flowered wallpaper, brass polished knobs on the bedstead-- gold touches everywhere."

James Everett Chapel inherited the Erastus Chapel House from his father. James Everett was a capable sailor, as well as a fisherman and lobsterman. In 1904, Isaac Dunham allowed Chapel to build a fish house on his land on the north shore of the island. He was friendly with the La Farge family, which summered on Tuckernuck, and he was employed by them as a boatman. Chapel married Della Susan Crowell of Martha's Vineyard in 1922. Crowell had lost her parents at a young age and came to Tuckernuck to live with her grandparents, Susan and James Cochran Dunham. Della and James Everett Chapel also owned a cottage on the north shore of Tuckernuck, known as the 'Quahog,' (now gone). The couple had three children: Mary, Ruth, and James.

NAN.3023

INVENTORY FORM CONTINUATION SHEET

Town
Nantucket

Property Address
(Erastus Chapel House)

Area(s) Form No.
F 3023-3025

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

HISTORICAL NARRATIVE (continued)

In 1950, Everett Chapel sold the Erastus Chapel House to the Walker family of Nantucket. Today it is owned by Stephen P. Walker.

NAN.3023

Town
Nantucket)

Property Address
(Erastus Chapel House)

Area(s) Form No.

F 3023-3025







← 3024

NAN.3023

INVENTORY FORM CONTINUATION SHEET

Town (Nantucket)

Property Address (Erastus Chapel House)

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F 3023

3025



← 3025



#3024 T

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

IOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

his is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and lesolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

he certificate is valid for three years from date of issuance. No structure may differ om the approved application. Violation may impede issuance of Certificate of)ccupancy.

PROPERTY DESCRIPTION

AX MAP N°: 73|3 PARCEL N°. 73|3/49

reet & Number of Proposed Work: 29 BANK STREET

wner of record: DIANE DOWDING

ailing Address: P.O. BOX 13
ASHLAND, NH. 03217

ontact Phone #603-398-2594 E-mail: DIANEDOWDING@ROADRUNNER.COM

AGENT INFORMATION (if applicable)

ame: _____

ailing Address: _____

_____

ontact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

_____

_____

_____

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2021-104979

Pool (Zoning District ____) ☐ Roof ☐ Other Replace two windows — same size

ze of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

fference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

eight of ridge above final finish grade: North _____ South _____ East _____ West _____

dditional Remarks

REVISIONS* 1. East Elevation change two windows

storic Name: (describe) 2. South Elevation

riginal Date: 3. West Elevation

riginal Builder: 4. North Elevation

there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

oundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

lasonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

oof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

oofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

kylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

iutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

eaders (material and size): _____

idewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side

]_____

☐ Other _____

rim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☒ Casement ☐ All Wood ☐ Other 4 LITE X 2 RO 24 5/8 X 24 5/8 SIZE 24 1/8 X 24 1/8

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN

)oors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

lardscape materials: Driveways _____ Walkways _____ Walls _____

Note: Complete door and window schedules are required.

COLORS

idewall _____ Clapboard (if applicable) _____ Roof _____

rim _____ Sash _____ Doors _____

)eck _____ Foundation _____ Fence _____ Shutters _____

Attach manufacturer's color samples if color is not from HDC approval list.

hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of ny revisions to this application will initiate a new sixty-day review period.

)ate 9/7/24 Signature of owner of record _____ Signed under penalties of perjury

CERTIFICATE NO: _____ DATE ISSUED: 11/16/2021

HDC2021-10-4979

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73B PARCEL N°. 73B/49

Street & Number of Proposed Work: 29 BANK ST.

Owner of record: DIANE DOWNING / ~~ALEX POW~~

Mailing Address: P.O. BOX 13
ASHLAND MA 01721

Contact Phone #: 603-536-1268 E-mail: DIANEDOWNING@ROADRUNNER.COM

AGENT INFORMATION (if applicable)

Name: _____

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

FOR OFFICE USE ONLY

Date application received: 10/20/21 Fee Paid: $ 50 V 1122

Must be acted on by: 12/17/21

Extended to: _____

Approved: Y Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

*AFTS with the balcony widened so the casings of the side windows are complete no ball pineals, NO chippendale, no PVC or metal, no decorative brackets, and the door to be a 15-light TDL.

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other BALCONY (WITH SIMPLE CAPPED RAILING)

Size of Structure or Addition: Length: 8' Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 4' Sq. footage 2nd floor: 32 SQ FT. Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks CONTRIBUTING

Historic Name: "SEA RAY"

Original Date: C.1916

Original Builder:

HDC SURVEY NAN.2335 - ATTACHED

~~REVISIONS~~ (describe)

~~1. East Elevation~~
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☒ Other MAHOGANY
B. Treatment * ☒ Paint ☒ Natural to weather ☐ Other ~~WHITE PAINT TO MATCH ALL EXISTING TRIM~~
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame 5/4 FLAT CASING Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____ 15 LITE DOOR

Doors* (type and material): ☑ TDL ☒ SDL Front _____ Rear _____ Side ANDERSEN 2665 FRDOOR WOOD INTERIOR CLAD EXTERIOR
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim NAW Sash _____ Doors _____
Deck NAW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

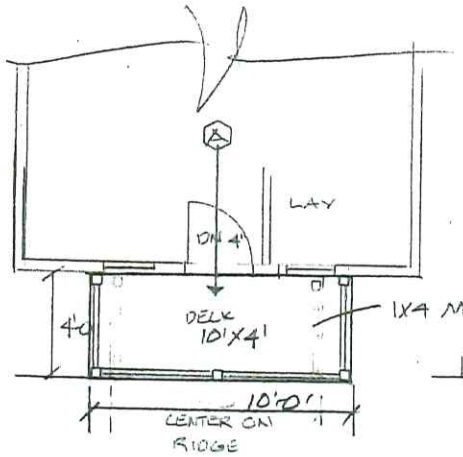
I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/8/21 Signature of owner of record _____ Signed under penalties of perjury

PROPOSED BAY CONT FOR SEA RAY

6/1/21

REVISED 1/31/22



DECK PLAN 2ND FL.

1/4"=1'-0

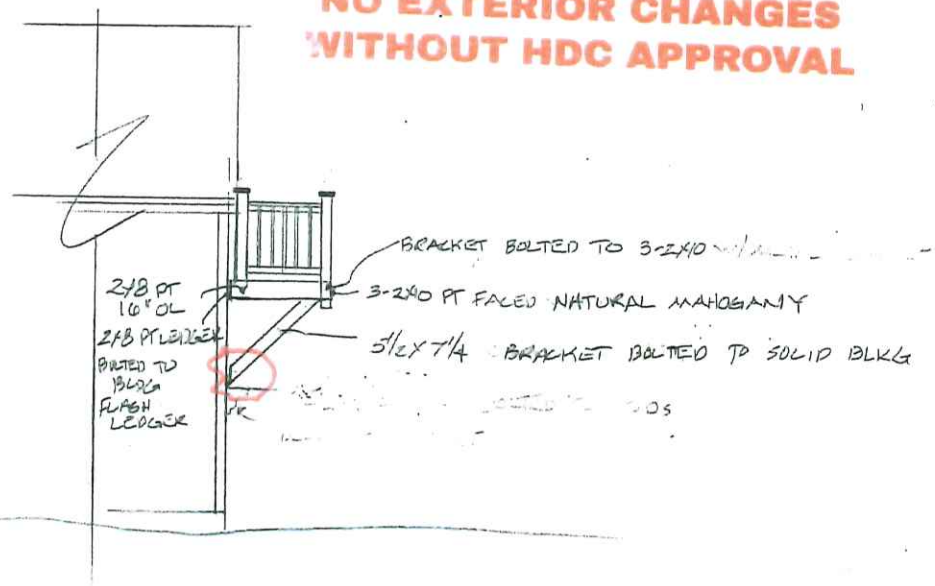
APPROVED
HDC2021.104979
NO EXTERIOR CHANGES
WITHOUT HDC APPROVAL



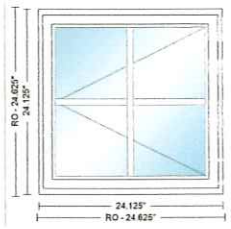
REAR ELEVATION 1/4"=1'-0

MARVIN

(A) ELIFD XR RO. 2'-7 5/16 X 6'-8" ISLITE SDL



SIDE VIEW 1/4"=1'-0"



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Left	VERIFY SIZE !!!!!!	$761.55	$761.55

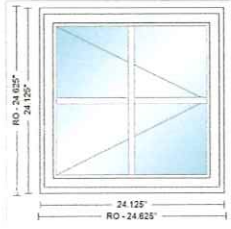
RO Size: 24 5/8" x 24 5/8" **Unit Size: 24 1/8" x 24 1/8"**

C12, Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Left, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 2 Wide, 2 High, Colonial Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, Corrosion Resistant Hardware, White, Full Screen, Aluminum

Hardware: PSC Traditional Folding White PN:1361560

Insect Screen 1: 400 Series Casement, C12 Full Screen Aluminum White PN:1345006

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.29	NO	A1	14.4230	19.2730	1.93040



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Right	VERIFY SIZE !!!!!!	$761.55	$761.55

RO Size: 24 5/8" x 24 5/8" **Unit Size: 24 1/8" x 24 1/8"**

C12, Unit, 400 Series Casement, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Right, Hinge with Wash Mode, Dual Pane Low-E4 Standard Series Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 2 Wide, 2 High, Colonial Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, Corrosion Resistant Hardware, White, Full Screen, Aluminum

Hardware: PSC Traditional Folding White PN:1361560

Insect Screen 1: 400 Series Casement, C12 Full Screen Aluminum White PN:1345006

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.29	0.29	NO	A1	14.4230	19.2730	1.93040


FRIGIDAIRE

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 15

Street & Number of Proposed Work: 17 Uncatena

Owner of record: Todd David C Trust

Mailing Address: 3811 Fulton st NW
Washington DC

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: John Kuszpa

Mailing Address: 11 Pond Rd
Nantucket MA 02554

Contact Phone #: 508 332 9126 E-mail: Kuszpajohn@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☒ Other Siding, Window chages to Andersen, Door changes, height change

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: Add'l ☐ 1st floor ☒ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Windows, Out door shower
2. South Elevation Deck + Window
3. West Elevation Deck window + doors (see attached sheets)
4. North Elevation Window

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8-10" ☒ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles Like Kind replacement ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☒ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☒ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☒ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen 400 series

Doors* (type and material): ☐ TDL ☒ SDL Front Jeldwen Fiberglass Rear Jeldwen Fiberglass Side Andersen 400 series
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

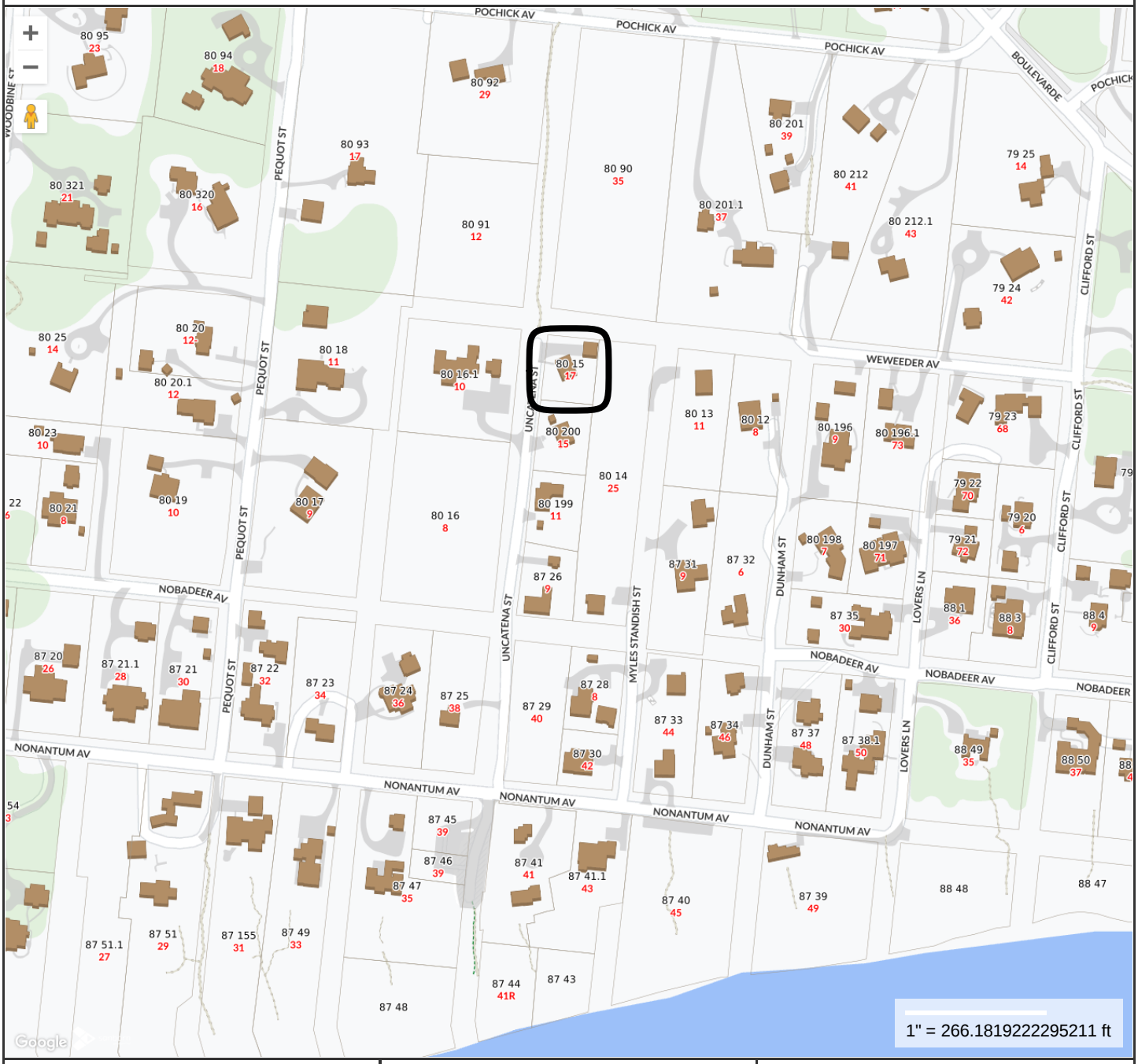
Sidewall Natural to weather Clapboard (if applicable) _____ Roof _____
Trim White Sash white Doors White
Deck Natural to weather Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/6/24 Signature of owner of record Agent - John Kuszpa Signed under penalties of perjury

17 Uncatena 80/15



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

17 Uncatena St.- Main House-Map 80 Parcel 15- Proposed Changes

Overview of Proposed Changes

- **Replace all shingle siding (like kind)**
- **Replace windows- Andersen 400 series white exterior SDL- SAME SIZE/CONFIGURATION-6/6,see attached window/door schedule**
- **Replace exterior doors- see following sheets for details**
- **Replace all Decks/outdoor shower-same size and locations, with minor changes to meet code, noted in following sheets**
- **The house will be lifted and then raised 1 block (~8”)due to repairs needed to crawl space framing (powder post beetle infestation) and to add distance from the existing elevation to the framing to prevent further rot issues.**
- **All paint to remain white**





17 Uncatena St. - Main House- Map 80 Parcel 15- Proposed Changes



North Elevation

- Window & Siding replacement - no size/location/configuration changes

17 Uncatena St. - Main House- Map 80 Parcel 15- Proposed Changes

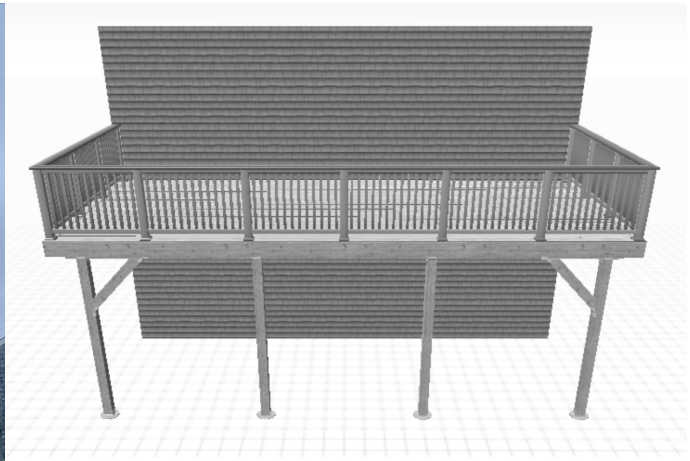


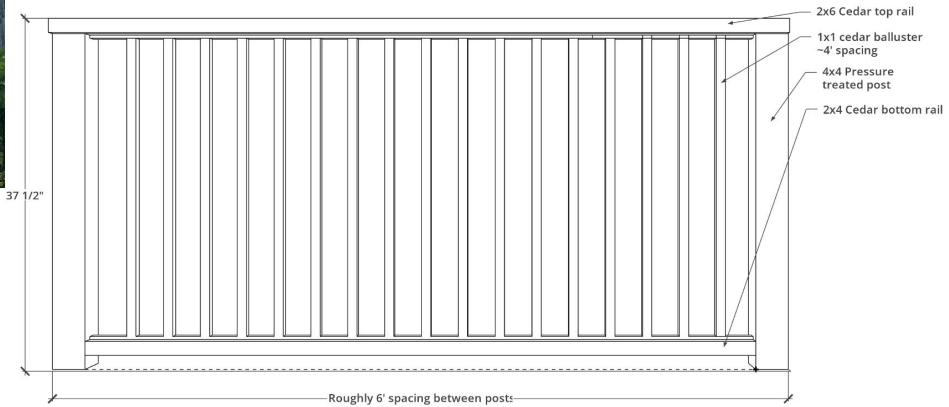
East Elevation

- Add a window (see drawing)
  - Same size/configuration as window to its right
- Replace landing
  - Same size/location
  - Decking to be 5/4x6 mahogany
- Replace outdoor shower
  - Same size/location
  - Walls to be 1x6 red cedar boards
- Door
  - Same size/configuration
  - Jeldwen fiberglass 9-lite 6 panel with direct glaze (see window/door schedule)

17 Uncatena St. - Main House- Map 80 Parcel 15- Proposed Changes







South Elevation

- Replace deck
  - Deck will be 2” wider to the south.
  - Railings to meet code
- Slider to be replaced-like kind

17 Uncatena St. - Main House- Map 80 Parcel 15- Proposed Changes



West Elevation

- Door to be replaced
  - Match East elevation door
  - 9-lite 2-panel Jeldwen fiberglass door with direct glazing
- Stoop to be replaced like kind

17 Uncatena 80/15 Window/Door Schedule

Main House

All windows/door to be SDL

Location	# of Lites	Dimensions	Material	Manufactorer	Series	Type
Main size	6/6	29 5/8 x 56 7/8	Vinyl	Andersen	400 Series	Double Hung
1st Flr East	6/6	29 5/8 x 40 7/8	Vinyl	Andersen	400 Series	Double Hung
2nd flr E,S,W	6/6	59 5/16 x 60 7/8	Vinyl	Andersen	400 Series	Picture unit
2nd flr East	6/6	40 3/4 x 35 15/16	Vinyl	Andersen	400 Series	Double Casment
South 2nd flr	1/1	71 1/4 x 82 3/8	Vinyl	Andersen	400 Series	Slider
West 1st flr	9-lite 2-panel	3/0 x 6/8	Fiberglass	Jeldwen	Smooth Pro direct glazed	single hinged
East 1st flr	9-lite 2-panel	2/8 x 6/8	Fiberglass	Jeldwen	Smooth Pro direct glazed	single hinged

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS **Rev Jan 2024**

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form**: Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature**: Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

____ 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be Y.-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawing.* All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

____ 3. **As-Built Plans (1copy):** of existing elevations

____ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

____ 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

JK **(initial to indicate read and understand)** 7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

____ 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

Gmail John Kuszpa <kuszpajohn@gmail.com>

Authorized Agent

Alexandra Todd <alextoddack@gmail.com> Sat, Sep 7, 2024 at 7:58 AM
To: John Kuszpa <kuszpajohn@gmail.com>

Apologies. Just seeing this. I authorize you to act as my agent for the Historic District Commission for my property at 17 uncatena street. Alex

On Fri, Sep 6, 2024 at 4:50 PM John Kuszpa <kuszpajohn@gmail.com> wrote:

> Hi Alex,
> Can you please respond to this email stating your authorization for me to act as your agent for the Historic District Commission for 17 Uncatena.
>
> Thanks,
> John Kuszpa
> 508-332-9126

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 80 PARCEL N°. 15

Street & Number of Proposed Work: 17 Uncatena St. - Garage

Owner of record: Todd David C. Trust

Mailing Address: 3811 Fulton St. NW
Washington DC

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: John Kuszpa

Mailing Address: 11 Pond Rd
Nantucket MA

Contact Phone #: 508332 9126 E-mail: Kuszpajohn@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☒ Deck/Patio ☒ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other Chase windows to Andersen 400 Series, New doors like kind, Siding roofing like kind

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation - Siding, window ~~like~~ same size/location
2. South Elevation New doors - like kind, siding, Lager deck
3. West Elevation Replace garage doors, siding (see Attached sheet)
4. North Elevation Siding, replace window

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☒ Asphalt: ☒ 3-Tab ☐ Architectural Like Kind
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☒ White cedar shingles Like Kind ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other Andersen 400 Series 6/6 SDL White
☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☒ SDL Front _____ Rear _____ Side Jeldwen Fiberglass 15-like/9-like
Garage Door(s): Type Roll up Material Composite

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

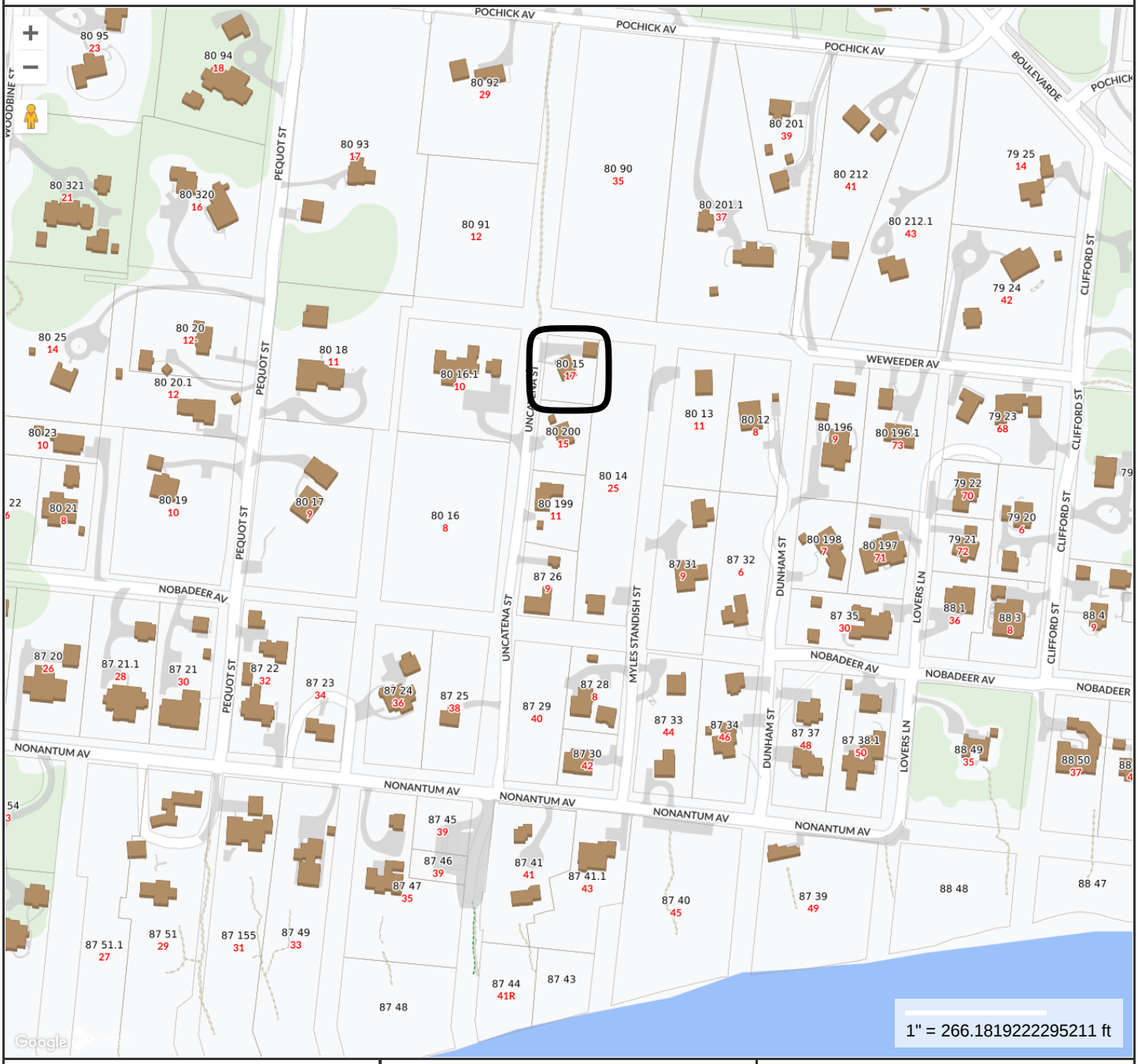
Sidewall LTW Clapboard (if applicable) _____ Roof Grey
Trim White Sash White Doors _____
Deck left to weather Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record Agent John Kuszpa Signed under penalties of perjury

17 Uncatena 80/15



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

17 Uncatena St. - Garage- Map 80 Parcel 15- Proposed Changes



Existing



Proposed

West Elevation

Replace garage doors with a similar style but change material to composite.

Replace siding



Existing



Proposed

South Elevation

Replace both doors- same configuration

- 2nd flr- 15-lite Jeldwen fiberglass
- 1st flr- 9-lite 2-panel Jeldwen fiberglass

Replace stairs & deck

- Deck get 2 ft wider and extend to the right
- Railings to match main house deck

17 Uncatena St. - Garage- Map 80 Parcel 15- Proposed Changes



North Elevation



East Elevation

North & East Elevations

- Replace siding
- Replace window-same size/config

17 Uncatena 80/15 Window/Door Schedule

Garage

All windows/door to be SDL

Location	# of Lites	Dimensions	Material	Manufactorer	Series	Type
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South 1st flr	9-lite 2-panel	2/8 x 6/8	Fiberglass	Jeldwen	Smooth Pro direct glazed	single hinged
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> 508-332-9126

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

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CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 82 PARCEL N°. 409

Street & Number of Proposed Work: 10 MARION

Owner of record: BRENDAN SWORDS

Mailing Address: 57 BEACON ST APT 2
BOSTON, MA. 02108

Contact Phone #: _____ E-mail: brendanswords@gmail.com

AGENT INFORMATION (if applicable)

Name: VAN OTTMER DESIGN INC

Mailing Address: PO BOX 3057
NANTUCKET, MA 02584

Contact Phone #: (508) 325-4319 E-mail: ashallo2@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ 50.00

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☒ Other DECK EXTEND 1'-2" (WEST & SOUTH)

Size of Structure or Addition: Length: N/C Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: N/C Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☒ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North N/A South N/A East N/A West N/A

Additional Remarks

Historic Name:

Original Date: 1994

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____
B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof N/A
Trim WHITE Sash N/A Doors N/A
Deck NTW Foundation N/A Fence N/A Shutters N/A

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury





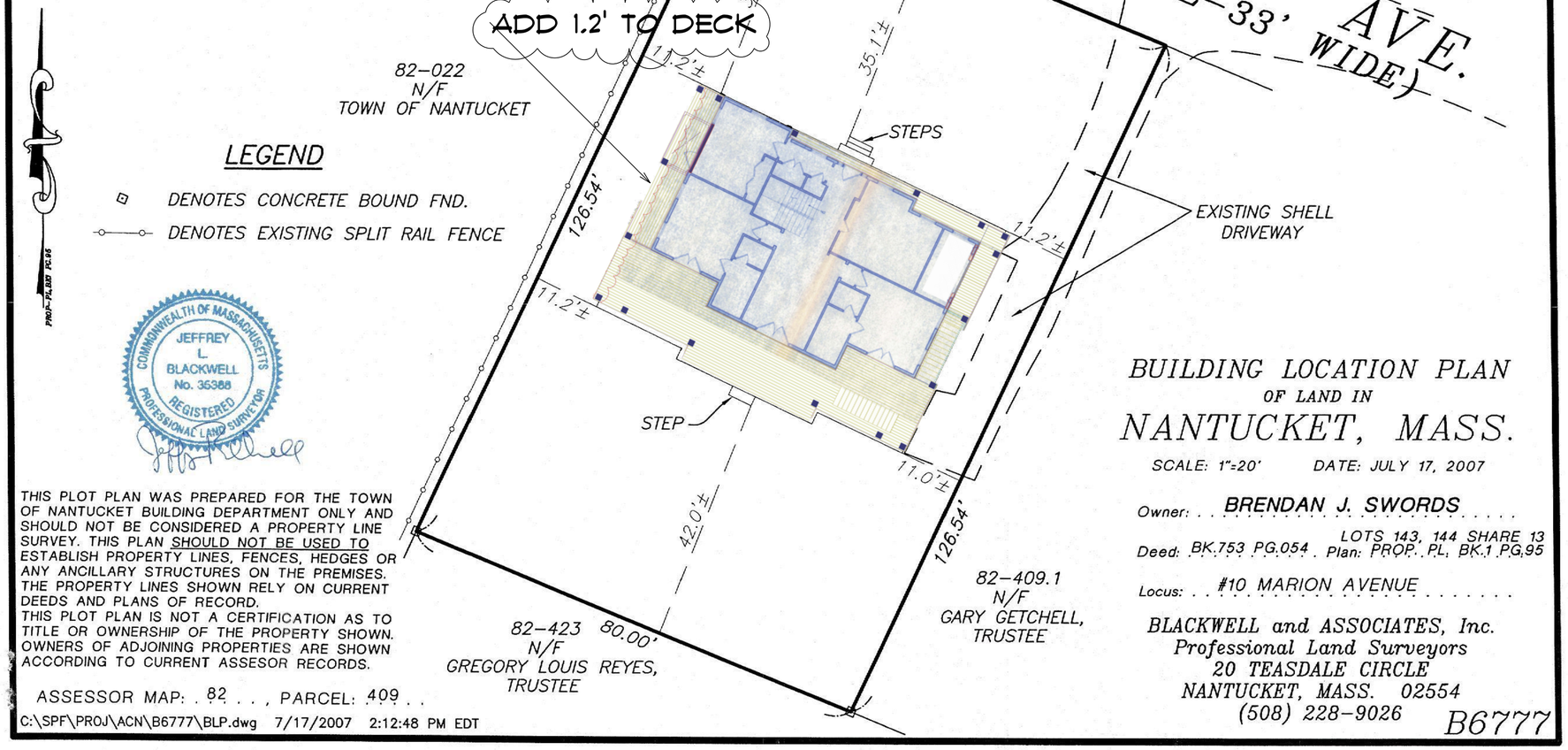




MAP 82 PARCEL 409

CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

MINIMUM LOT SIZE:	80,000 S.F.	10100±S.F.
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER %:	4%	14.7±%



LEGEND

- DENOTES CONCRETE BOUND FND.
- DENOTES EXISTING SPLIT RAIL FENCE

COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 35388
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

ASSESSOR MAP: 82 , PARCEL: 409

C:\SPF\PROJ\ACN\B6777\BLP.dwg 7/17/2007 2:12:48 PM EDT

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=20' DATE: JULY 17, 2007

Owner: BRENDAN J. SWORDS

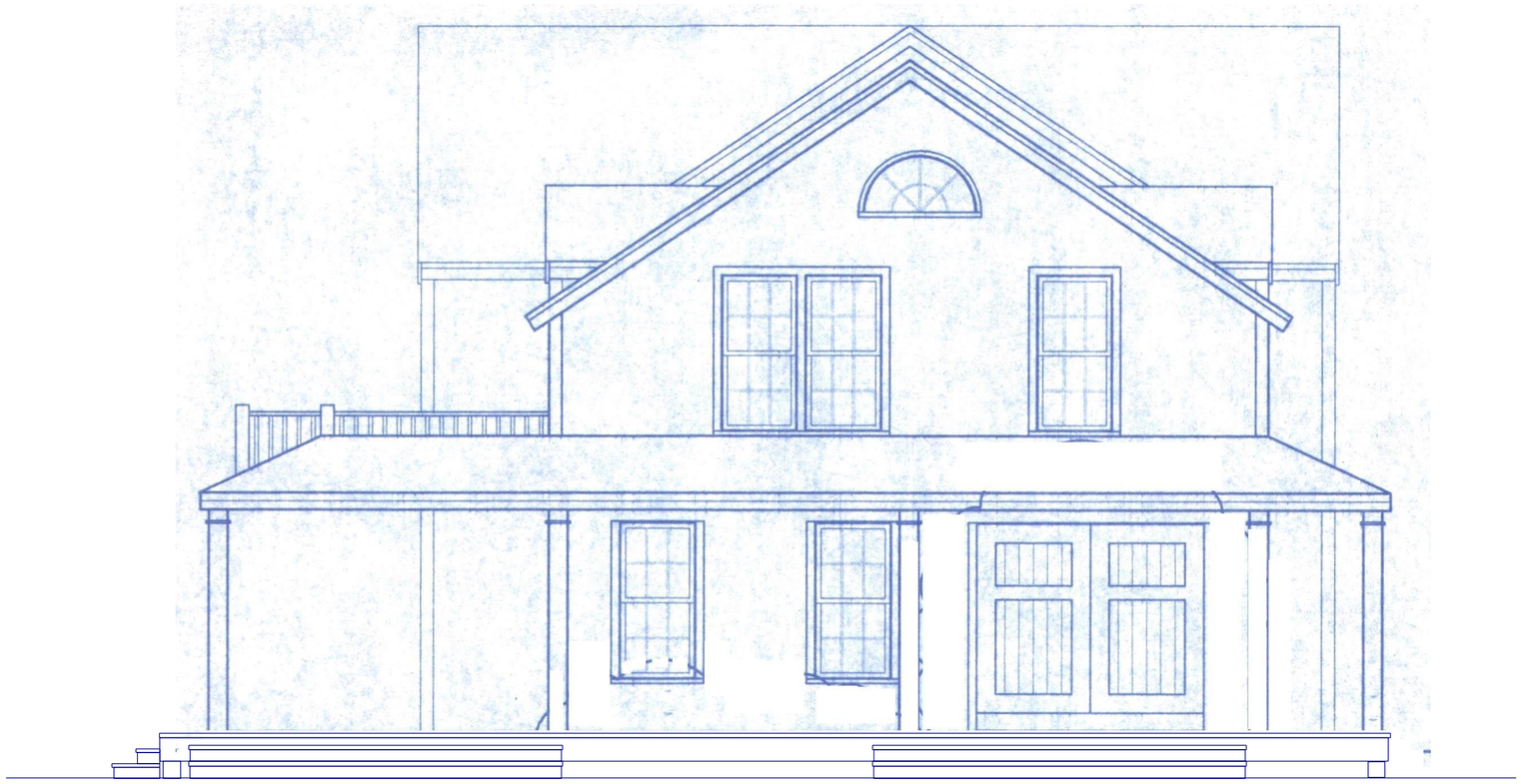
Deed: BK.753 PG.054 Plan: PROP. PL. BK.1 PG.95 LOTS 143, 144 SHARE 13

Locus: #10 MARION AVENUE

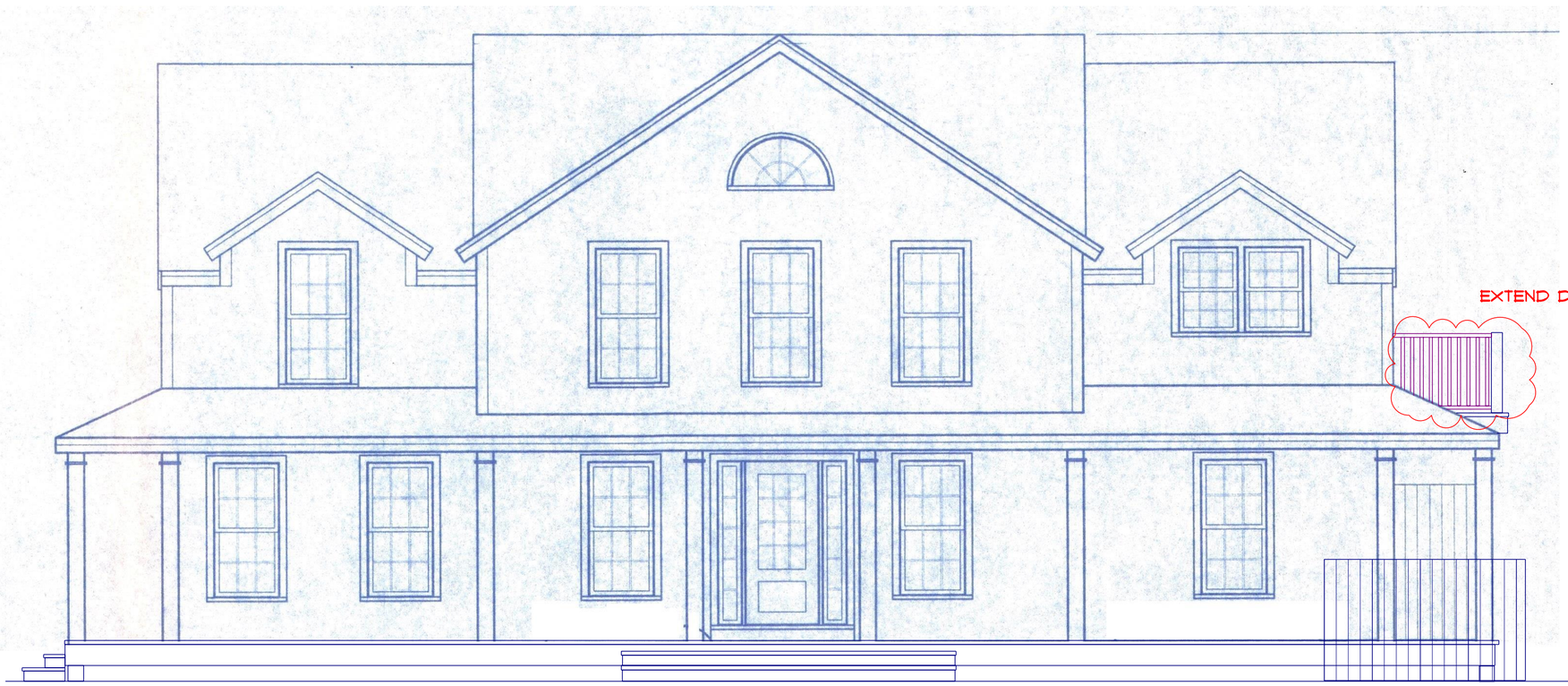
BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

B6777

SWORDS- 10 MARION DECK ALTERATION 9-8-24



EAST ELEVATION (NO CHANGES)



SWORDS- 10 MARION
DECK ALTERATION
9-8-24

NORTH ELEVATION



WEST ELEVATION

10 MATTAPOISETT (ABUTTER TO NORTH)



9 MARION (DIRECT+ABUTTER TO SOUTH)

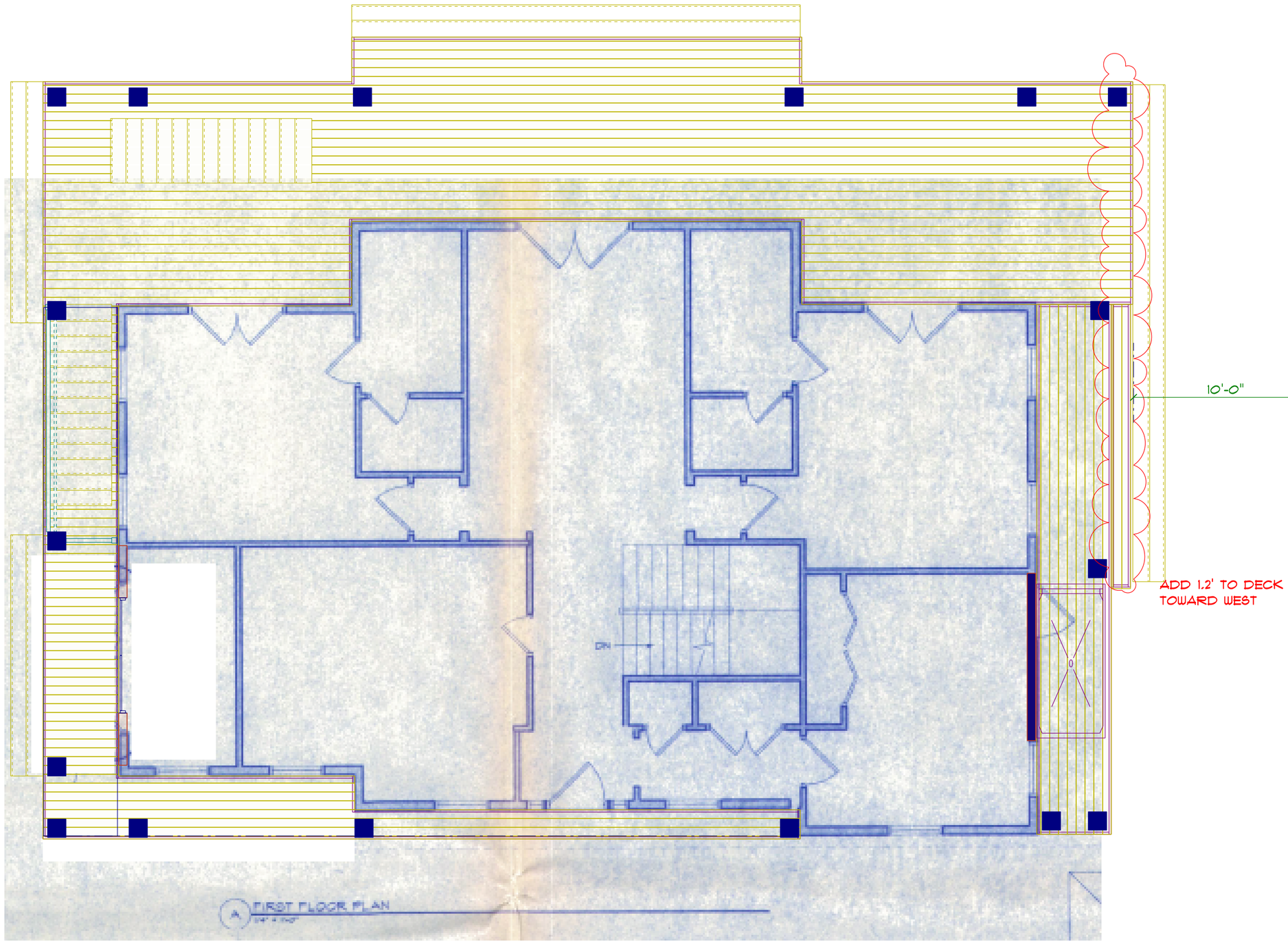




SWORDS- 10 MARION
DECK ALTERATION
9-8-24

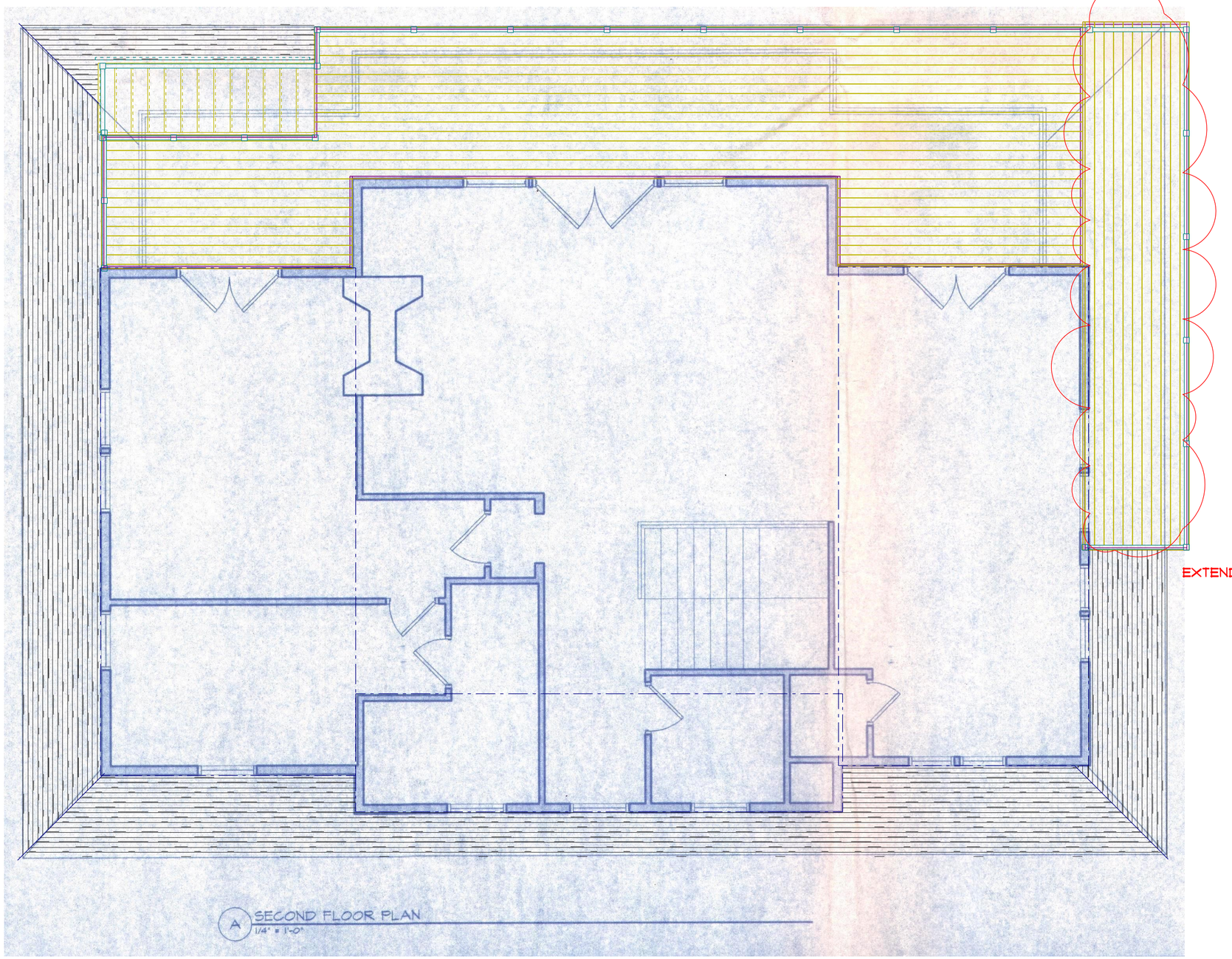


SOUTH ELEVATION



SETBACK

SWORDS- 10 MARION
DECK ALTERATION
9-8-24



SWORDS- 10 MARION
DECK ALTERATION
9-8-24

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket In Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 20.1

Street & Number of Proposed Work: 3 SALROS Rd

Owner of record: SALROS 3 ACK LLC

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 GOLDFINCH DR
Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sannebsen@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☒ Other Window Wells

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS* (describe)

1. East Elevation NO WORK
2. South Elevation new window well
3. West Elevation NO WORK
4. North Elevation new window well + 1 new window w/ Grate

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/9/24 Signature of owner of record

Signed under penalties of perjury

Planning and Land Use Services

2 Fairgrounds Road, Nantucket, Massachusetts 02554

Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

3 SALROS Rd.

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee**: See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc.*.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

✓ 7. **Photographs**: Required of ALL applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must be emailed to hdcsubmissions@nantucket-ma.gov.

REQUIRED WHERE APPLICABLE:

X 1. **Supplemental Information for Historic Buildings**: It is the applicant's responsibility to research the historical status of any and ALL buildings. Additional information may be obtained from the Nantucket Historical Association Library. If not historic, denote on application.

✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. *All changes from approved or existing design must be clouded on drawings.* .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

X 5. **Topographic Map**: Must show existing and proposed grade for any change of more than one foot in height on grade . Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Sanne Payne

AS AGENT FOR SALROS 3 ACK LLC

STREET ADDRESS 3 SALROS RD

MAP/PARCEL 66 | 20.1

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10|9|24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10|9|24 Date

Gerald Platt <gerald.platt@gmail.com> 9/8/2024 9:54 PM

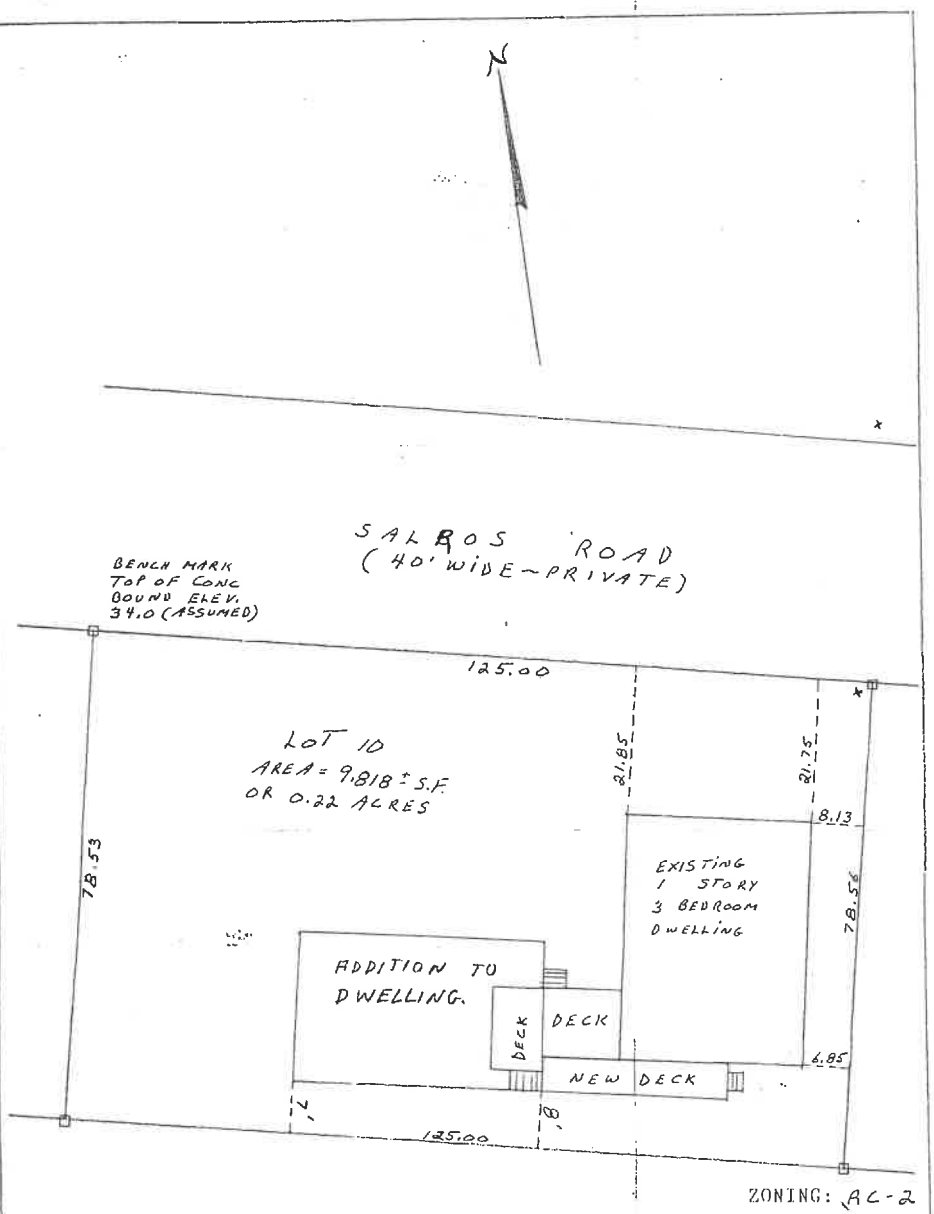
Representation for 3 Salros and 19 Hooper Farm Rd

To sanneibsen@comcast.net

To whom it may concern;

Sanne Payne has my permission to represent me in all HDC and permit matters for properties at 3 Salros Rd and 19 Hooper Farm Rd

Gerald Platt



ZONING: AC-2

MINIMUM LOT SIZE: 5,000 S.F.
MINIMUM FRONTAGE: 40'
FRONT YARD SETBACK: 20'
REAR & SIDELINE SETBACK: 5'
GROUND COVER RATIO: 50%

I CERTIFY THAT THE STRUCTURES ARE LOCATED AS SHOWN

JOHN J. SHUGRUE, R.L.S.

DATE: JUNE 16, 1989

COMMONWEALTH OF MASSACHUSETTS
JOHN J. SHUGRUE
No. 23529
REGISTERED
PROFESSIONAL LAND SURVEYOR

PLOT PLAN OF LAND
IN
NANTUCKET, MA.

SCALE: 1" = 20'

DATE: JUNE 16, 1989

JOHN J. SHUGRUE, INC.
OLD SOUTH ROAD
NANTUCKET, MA. 02554

FOR: PHILLIP AVERY

66 - 20.1

1944

3 salros



Property Information

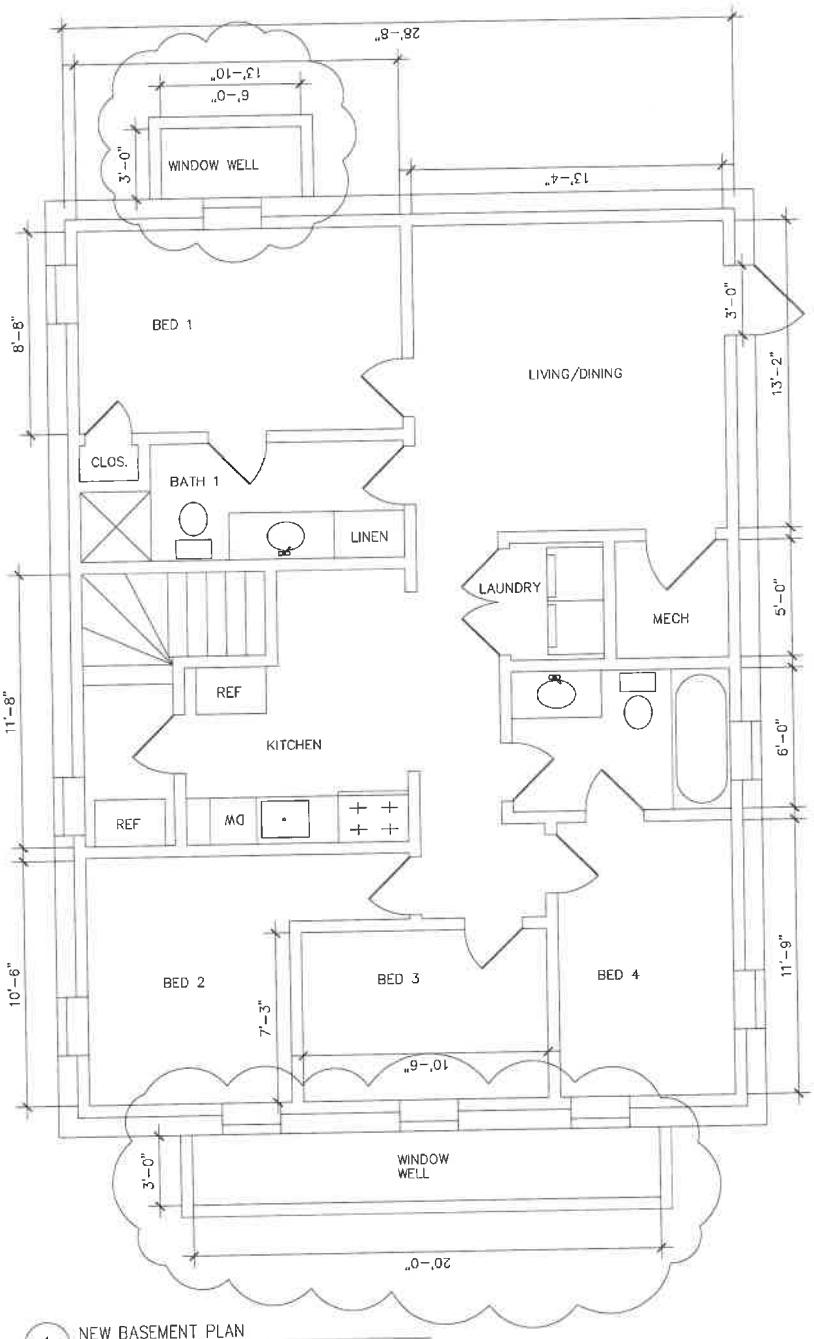
Property ID	4825
Location	3 SALROS RD
Owner	SALROS 3 ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



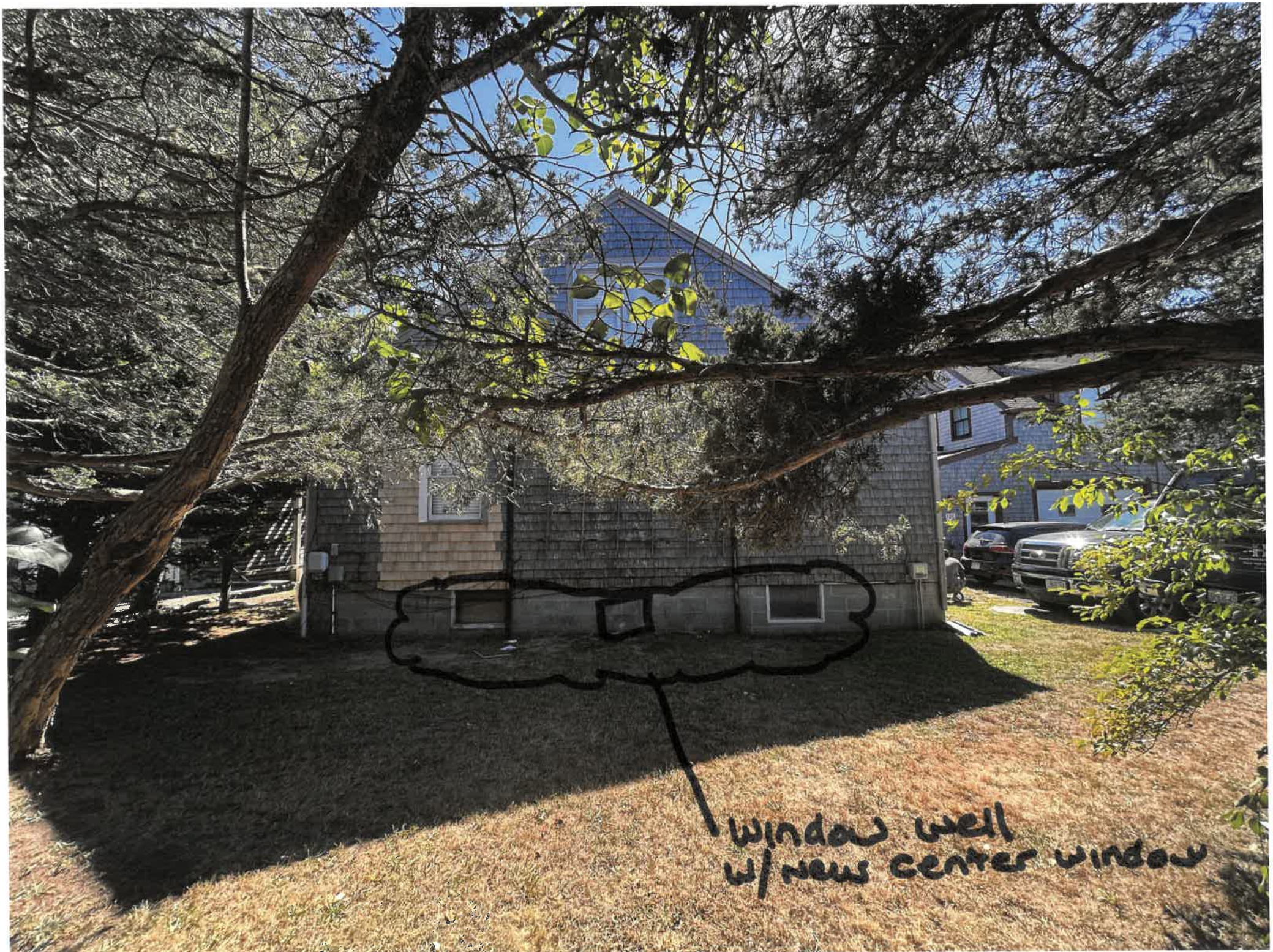
1 NEW BASEMENT PLAN
SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
1	6 PANEL	ANDERSON	---	3'-0" x 6'-8" MATCH EXISTING DOOR

WINDOW SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	1/1 LIGHT DH	ANDERSON	---	3'-0" x 4'-8"



NORTH ELEVATION



West elevation.

SOUTH ELEVATION

EAST ELEVATION



EAST ELEVATION

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 55 PARCEL N°. 220.6

Street & Number of Proposed Work: 19 Hooper Farm Rd

Owner of record: HFR 19 ACK LLC

Mailing Address: _____

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Sanne Payne

Mailing Address: 75 Goldfinch Dr. Nantucket MA 02554

Contact Phone #: 332-0455 E-mail: Sanneibsen@comcast.net

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☒ Other Window wells

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation No work
2. South Elevation No work
3. West Elevation 2 New window wells w/Grate
4. North Elevation 1 New window well w/ Grate

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer Andersen

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 10/9/24 Signature of owner of record _____ Signed under penalties of perjury

Gerald Platt <gerald.platt@gmail.com> 9/8/2024 9:54 PM

Representation for 3 Salros and 19 Hooper Farm Rd

To sanneibsen@comcast.net

To whom it may concern;

Sanne Payne has my permission to represent me in all HDC and permit matters for properties at 3 Salros Rd and 19 Hooper Farm Rd

Gerald Platt

HISTORIC DISTRICT COMMISSION

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Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Sanne Payne

AS AGENT FOR HFR 19 ACK LLC

STREET ADDRESS 19 Hooper Farm Rd

MAP/PARCEL 55 | 220.6

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 10/9/24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

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AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Signature 10/9/24
Date

Planning and Land Use Services
2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587

THIS CHECKLIST IS TO BE SUMBITTED WITH ALL HDC APPLICATIONS Rev Mar 2020

19 Hooper Farm Rd

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of ALL work must be indicated on application form.

✓ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (3 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) https://www.nantucket-ma.gov/151/GIS-Maps

✓ 5. **Site Plan (3 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and *placement of HVAC units, electrical boxes, fuel tanks, etc..*

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials**: Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material MUST BE LEGIBLE (font size no smaller than 12), collated and stapled.

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✓ 2. **Exterior Elevations and Floor Plans (3 copies):** Must be ¼ inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings.*** .All material MUST BE LEGIBLE, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1copy):** of existing elevations

X 4. **Hardscaping Plans (3 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material MUST BE LEGIBLE, collated and stapled.

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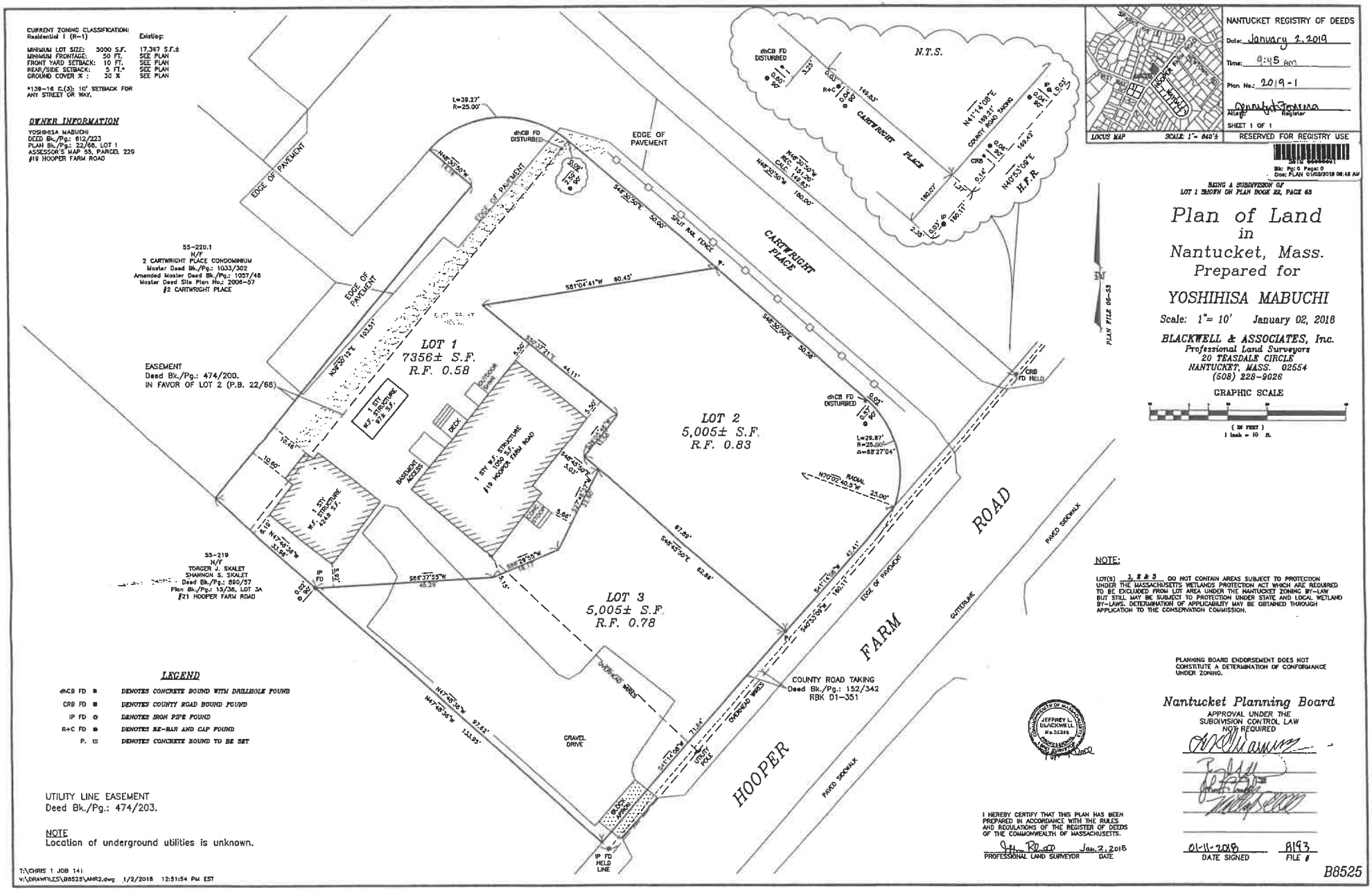
✓ 6. **Door and Window Schedule (3 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

7. ***I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.***

(initial to indicate read and understand)

X 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more except in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

X 9. **Approvals from Planning Board, Zoning Board of Appeals, Conservation Commission etc.**



NANTUCKET REGISTRY OF DEEDS
Date: January 2, 2019
Time: 9:45 AM
Plan No.: 2019-1
Attest: Register
SHEET 1 OF 1

Bk: Pg:0 Page:0
Doc: PLAN 01/02/2019 08:48 AM

BEING A SUBDIVISION OF
LOT 1 SHOWN ON PLAN BOOK 22, PAGE 68

Plan of Land
in
Nantucket, Mass.
Prepared for
YOSHIHISA MABUCHI

Scale: 1"= 10' January 02, 2018

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

NOTE:
LOT(S) 1, 2 & 3 DO NOT CONTAIN AREAS SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT WHICH ARE REQUIRED TO BE EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW BUT STILL MAY BE SUBJECT TO PROTECTION UNDER STATE AND LOCAL WETLAND BY-LAWS. DETERMINATION OF APPLICABILITY MAY BE OBTAINED THROUGH APPLICATION TO THE CONSERVATION COMMISSION.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF CONFORMANCE UNDER ZONING.

Nantucket Planning Board
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

01-11-2018
DATE SIGNED

8193
FILE #

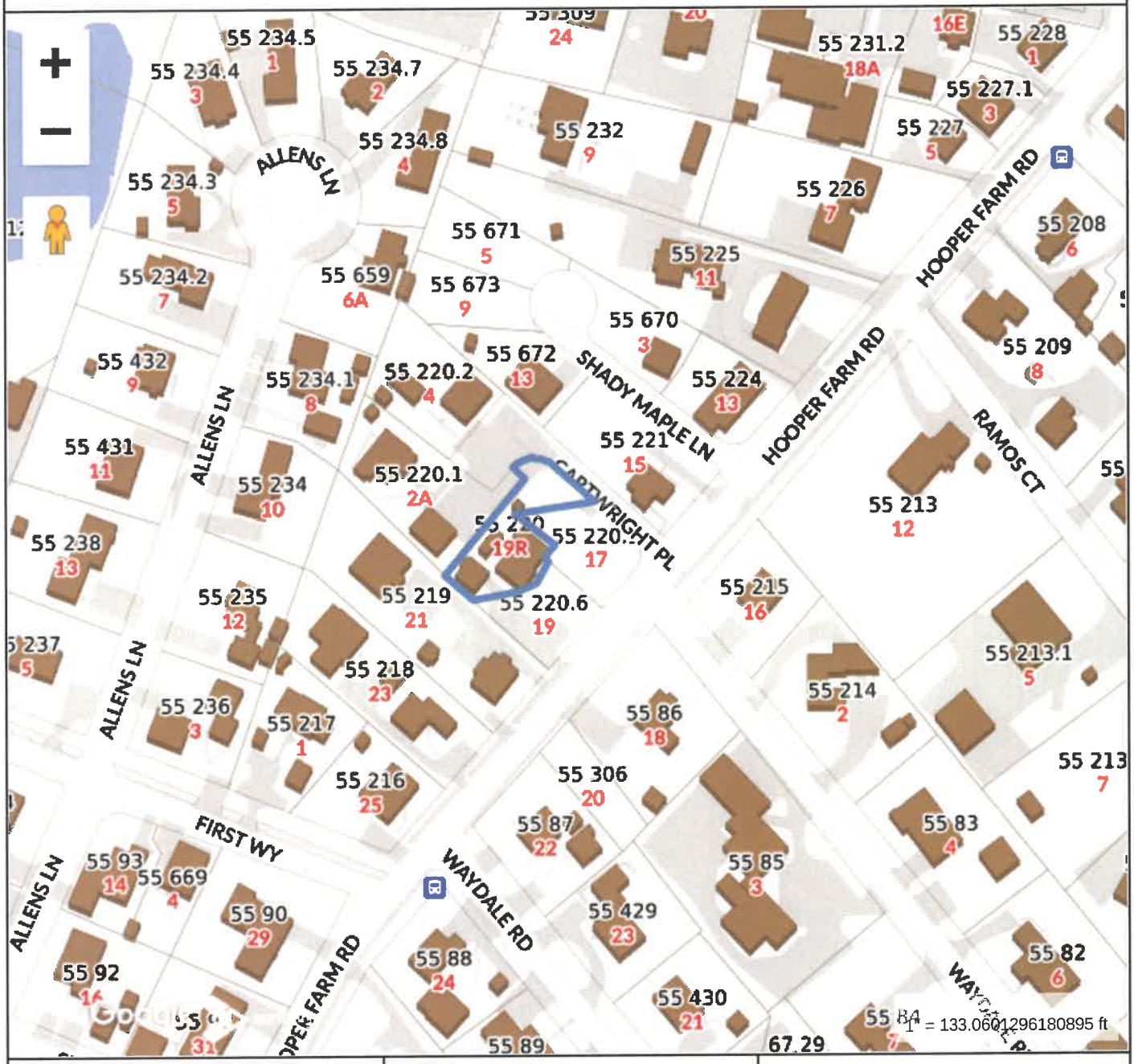
COMMONWEALTH OF MASSACHUSETTS
JEFFREY L. BLACKWELL
No. 21285
REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR — Jan. 2, 2018 DATE

B8525

19 hfr



Property Information

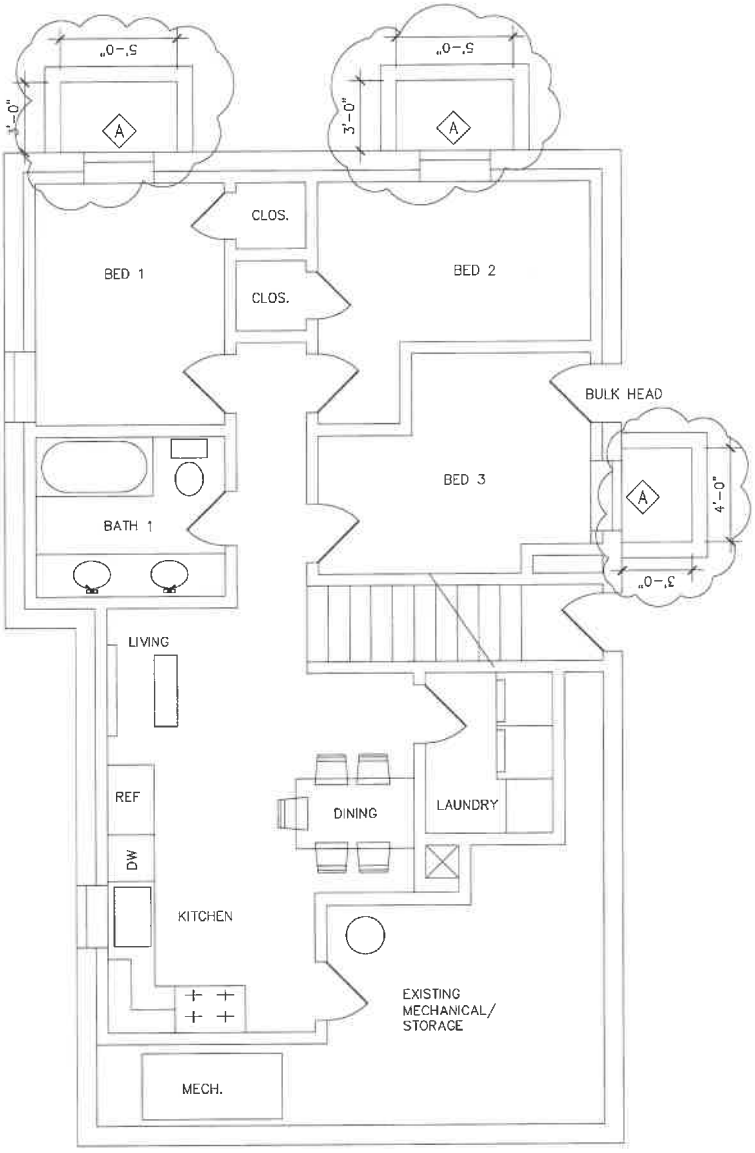
Property ID	3419
Location	19R HOOPER FARM RD
Owner	HFR 19R ACK LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



1 NEW BASEMENT PLAN
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	PRODUCT #	FRAME SIZE (WxH)
A	6/1 LIGHT DH	ANDERSON	---	3'-0" x 4'-8"



SOUTH ELEVATION



WEST ELEVATION

(2) Window Wells



NORTH ELEVATION

Window well



EAST ELEVATION

332 Madaket Rd 60/100 Revisions to COA 2023-01-7661

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

✓ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

✓ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

N/A 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

MI 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 100

Street & Number of Proposed Work: 332 Madaket Rd

Owner of record: The Whole Spread LLC

Mailing Address: 332 Madaket Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254495 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-01-7660
☐ Pool (Zoning District _____) ☐ Roof ☑ Other attached gazebo

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 338 sf ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" South " East " West "

Height of ridge above final finish grade: North 15' South " East " West "

Additional Remarks

Historic Name:

Original Date: 1967

Original Builder:

REVISIONS* (describe)
1. East Elevation add attached gazebo
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 7 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5½" Rake 3½" Soffit (Overhang) 11" Corner boards _____ Frieze 3½"
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square X

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To match existing

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors N/A
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

December 7, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I Michael J. Farello, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



December 12, 2022

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Development

AS AGENT FOR The Whole Spread, LLC

STREET ADDRESS 332 Madaket Rd

MAP/PARCEL 60/100

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09.09.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets — 09.09.24

Signature — Date

332 MADAKET RD

Location	332 MADAKET RD	**Mblu**	60/ / 100/ /
Acct#	00004591	**Owner**	THE WHOLE SPREAD LLC
Assessment	$1,298,675	**PID**	4591
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$466,900	$831,775	$1,298,675

Owner of Record

Owner	THE WHOLE SPREAD LLC	**Sale Price**	$1,305,000
Co-Owner		**Certificate**	
Address	332 MADAKET RD NANTUCKET, MA 02554	**Book & Page**	C28865/0
		Sale Date	06/16/2022
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
THE WHOLE SPREAD LLC	$1,305,000		C28865/0	00	06/16/2022
KILBOURNE KENT 7 ANN E TRS	$0		C28565/0	99	11/16/2021
KILBOURNE KENT & ANN E	$0		C0014/0884	99	05/28/1991
KILBOURNE KENT & ANN	$0		C0009/0758		08/01/1981

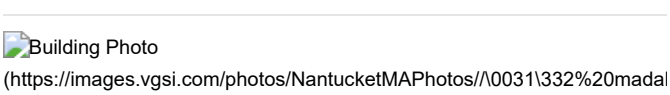
Building Information

Building 1 : Section 1

Year Built:	1967
Living Area:	1,212
Replacement Cost:	$541,418
Building Percent Good:	86
Replacement Cost Less Depreciation:	$465,600

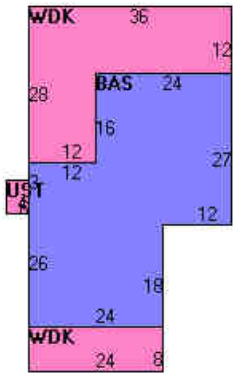
Building Attributes

Building Photo



Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Vinyl/Asphalt
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/4591_5314

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,212	1,212
UST	Utility, Storage, Unfinished	24	0
WDK	Deck, Wood	816	0
		2,052	1,212

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 0.45

Description	Single Fam M01	**Frontage**	0
Zone	VR	**Depth**	0
Neighborhood	450	**Assessed Value**	$831,775
Alt Land Appr	No		
Category			

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			96.00 S.F.	$1,300	1

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$466,900	$831,775	$1,298,675
2023	$303,200	$475,300	$778,500
2022	$224,500	$382,881	$607,381
2021	$212,400	$396,100	$608,500
2020	$212,400	$396,100	$608,500

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The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

09.09.24

HDC SUBMISSION



Locus Map

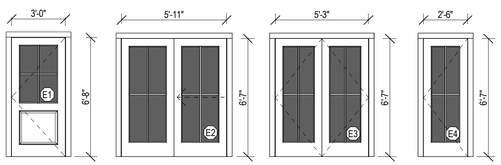


Satellite View

Double Hung SDL 4 Lite — Double Hung SDL 4 Lite — Double Hung SDL 4 Lite — Double Hung SDL 4 Lite — (3) Awning or Casement SDL 4 Lite — (2) Awning SDL 4 Lite — Awning SDL 4 Lite

Window Legend

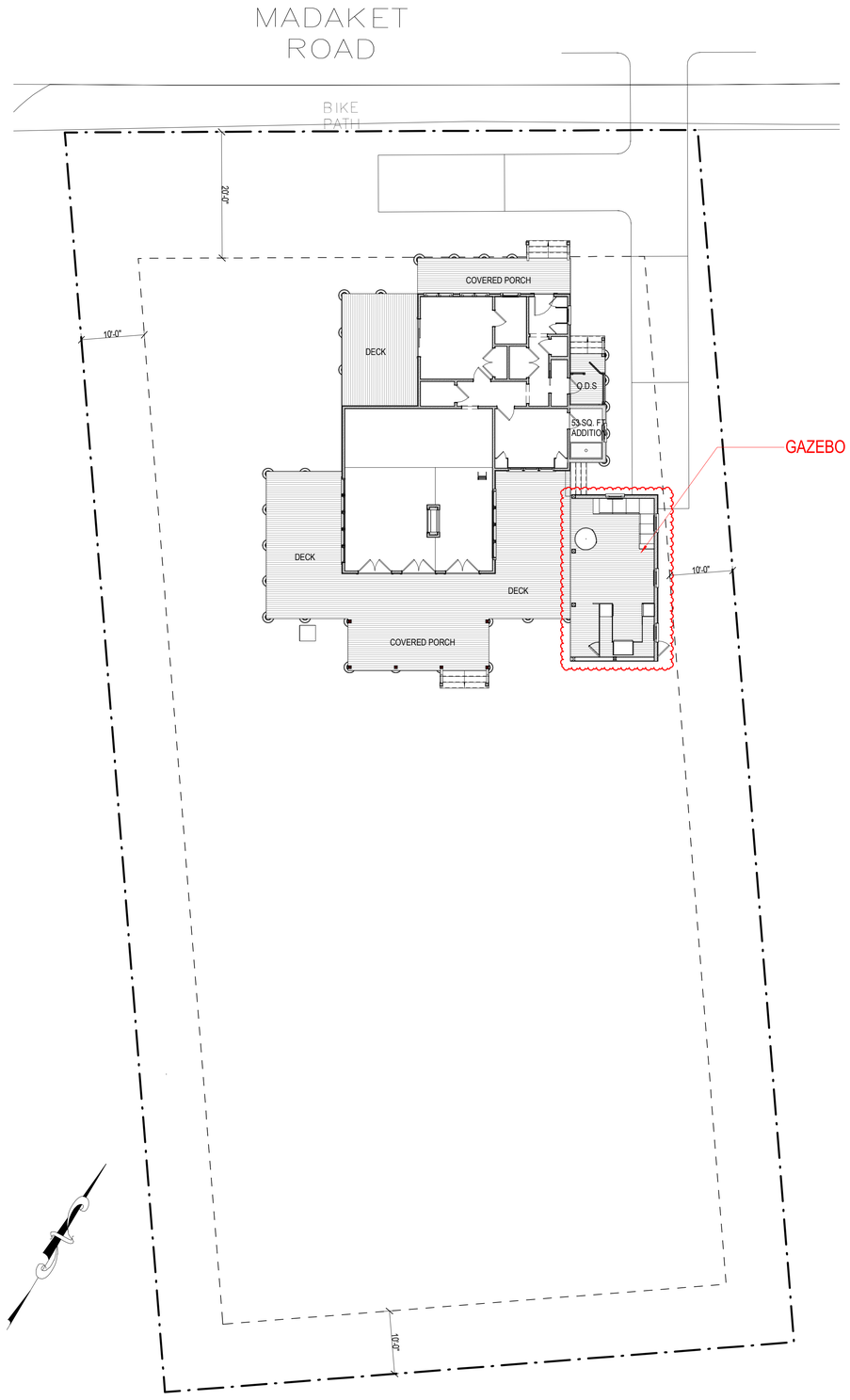
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



Hinged Door SDS 4 Lite — Sliding Double Door SDS 4 Lite — Double Hinged Door SDS 4 Lite — Hinged Door SDS 4 Lite

Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



Site Plan
3/32" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	671 s.f. & 53 sq. ft.
Total Proposed G.C.:	1,279 s.f., 685 s.f. avail.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

E.101 LIGHTING PLAN
SK.1 KITCHEN PLAN
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 ROOF PLAN
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective Views
D.101 LIVING & DINING INT. ELEVATIONS

Revisions

Revision 1 — Date 1

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

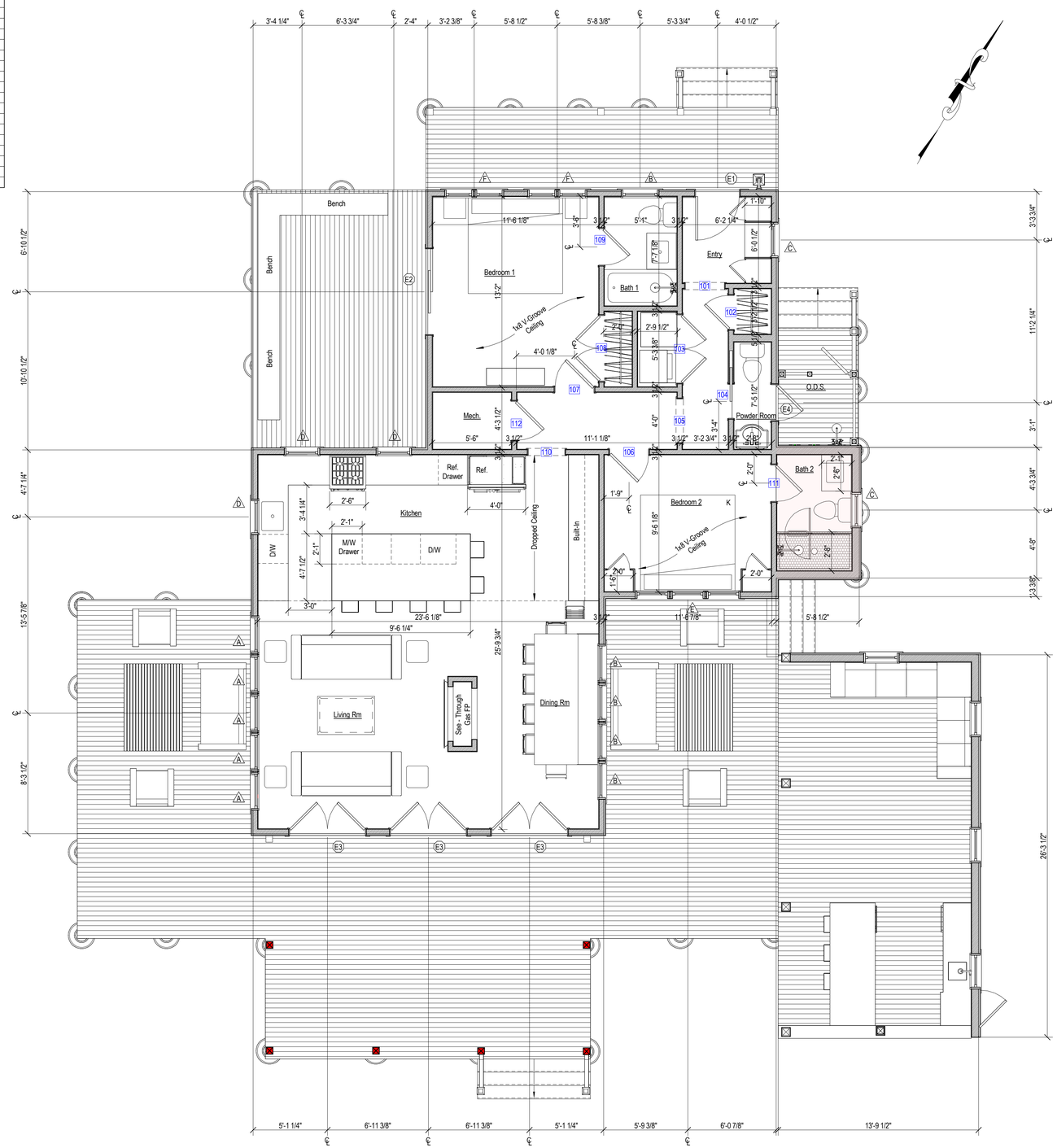
G.1.1

2227

HDC SUBMISSION

09.09.24

INTERIOR DOOR SCHEDULE		
Mark	WIDTH	HEIGHT
101	2'-8"	6'-8"
102	2'-4"	6'-8"
103	4'-8"	6'-8"
104	2'-4"	6'-8"
105	3'-0"	6'-8"
106	2'-8"	6'-8"
107	2'-8"	6'-8"
108	4'-6"	6'-8"
109	2'-6"	6'-8"
110	2'-6"	6'-8"
111	2'-6"	6'-8"
112	2'-8"	6'-8"
113	1'-6"	6'-8"
114	1'-6"	6'-8"
115	1'-6"	6'-8"
116	1'-6"	6'-8"
117	2'-4"	2'-6 1/2"
123	2'-6"	6'-8"



2 Proposed First Floor Plan
1/4" = 1'-0"

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325-4995
www.emeritusltd.com

First Floor Plan

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	671 s.f. & 53 sq. ft.
Total Proposed G.C.:	1,279 s.f., 685 s.f. avail.

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Revisions

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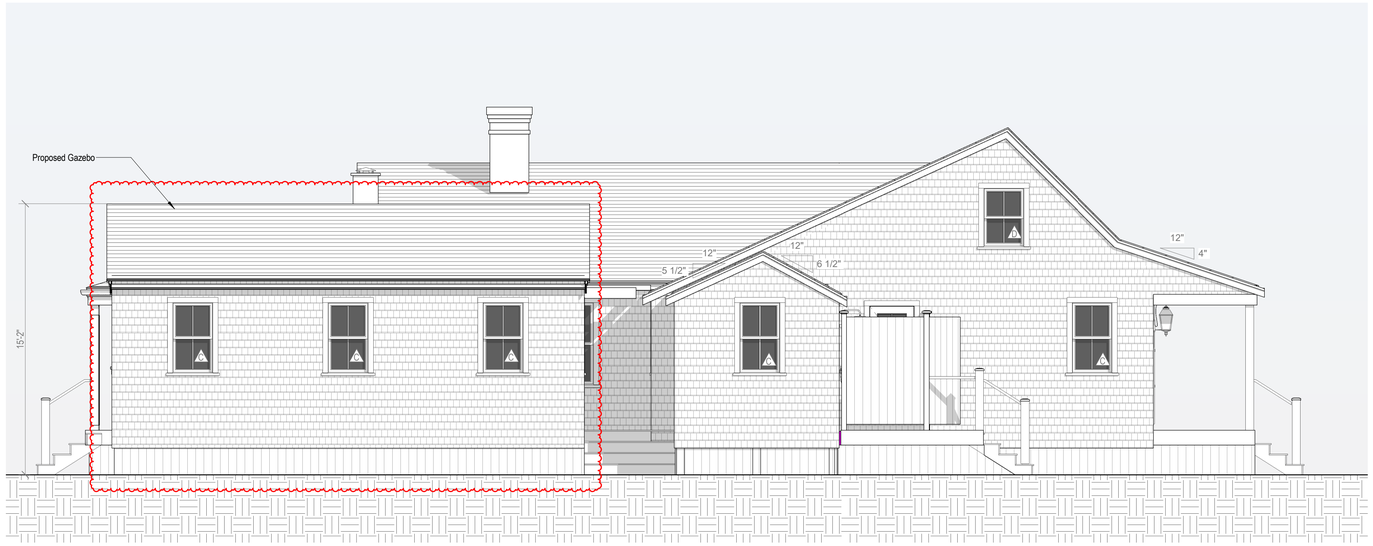
A.1.1
2227

09.09.24

HDC SUBMISSION



3 Proposed East Elevation
1/4" = 1'-0"



East Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



4 Proposed North Elevation
1/4" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
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A.2.1

2227

09.09.24

HDC SUBMISSION



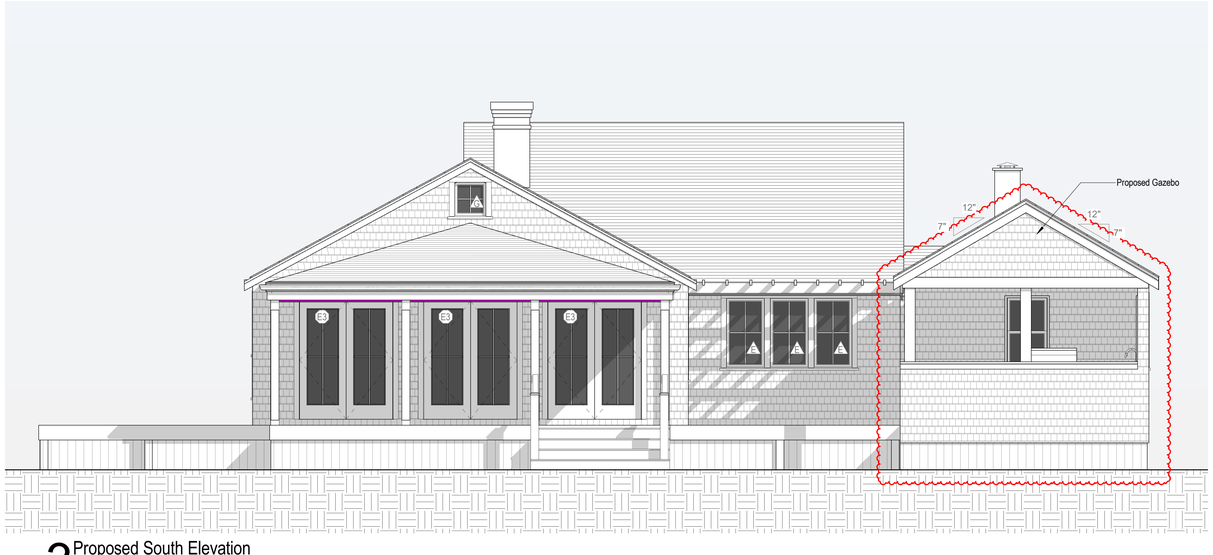
4 Proposed West Elevation
1/4" = 1'-0"



West Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



3 Proposed South Elevation
1/4" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	671 s.f. & 53 sq. ft.
Total Proposed G.C.:	1,279 s.f., 685 s.f. avail.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

E.101 LIGHTING PLAN
SK.1 KITCHEN PLAN
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 ROOF PLAN
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective Views
D.101 LIVING & DINING INT. ELEVATIONS

Revisions

Revision 1	Date 1

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A.2.2

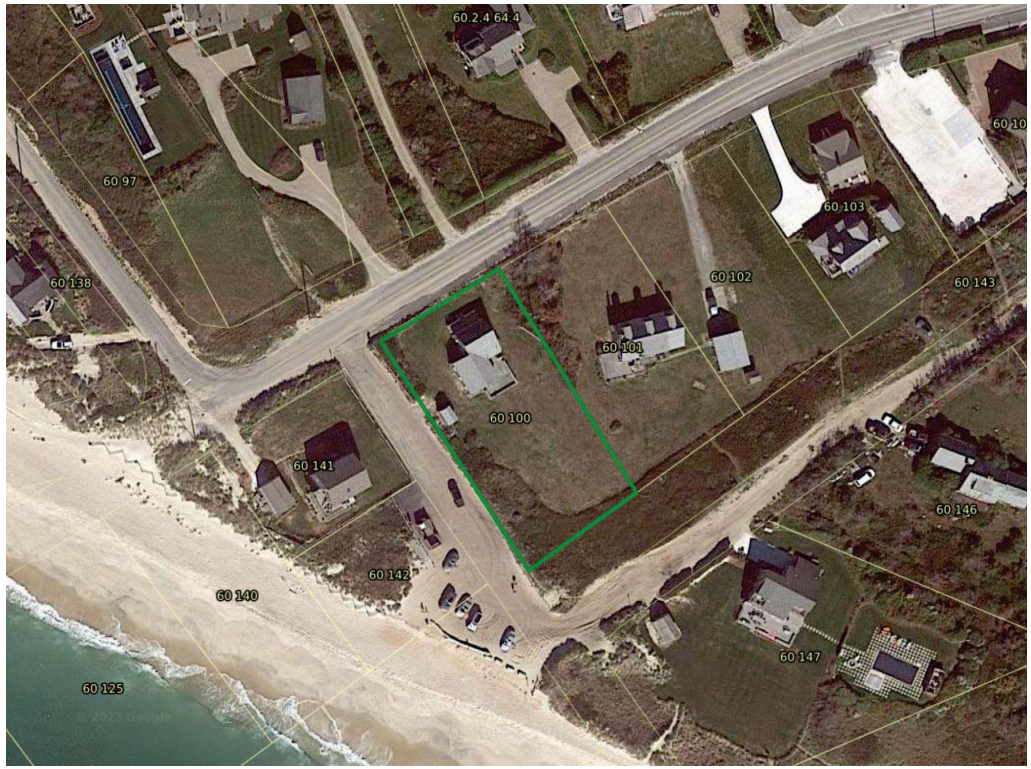
2227

The Whole Spread, LLC

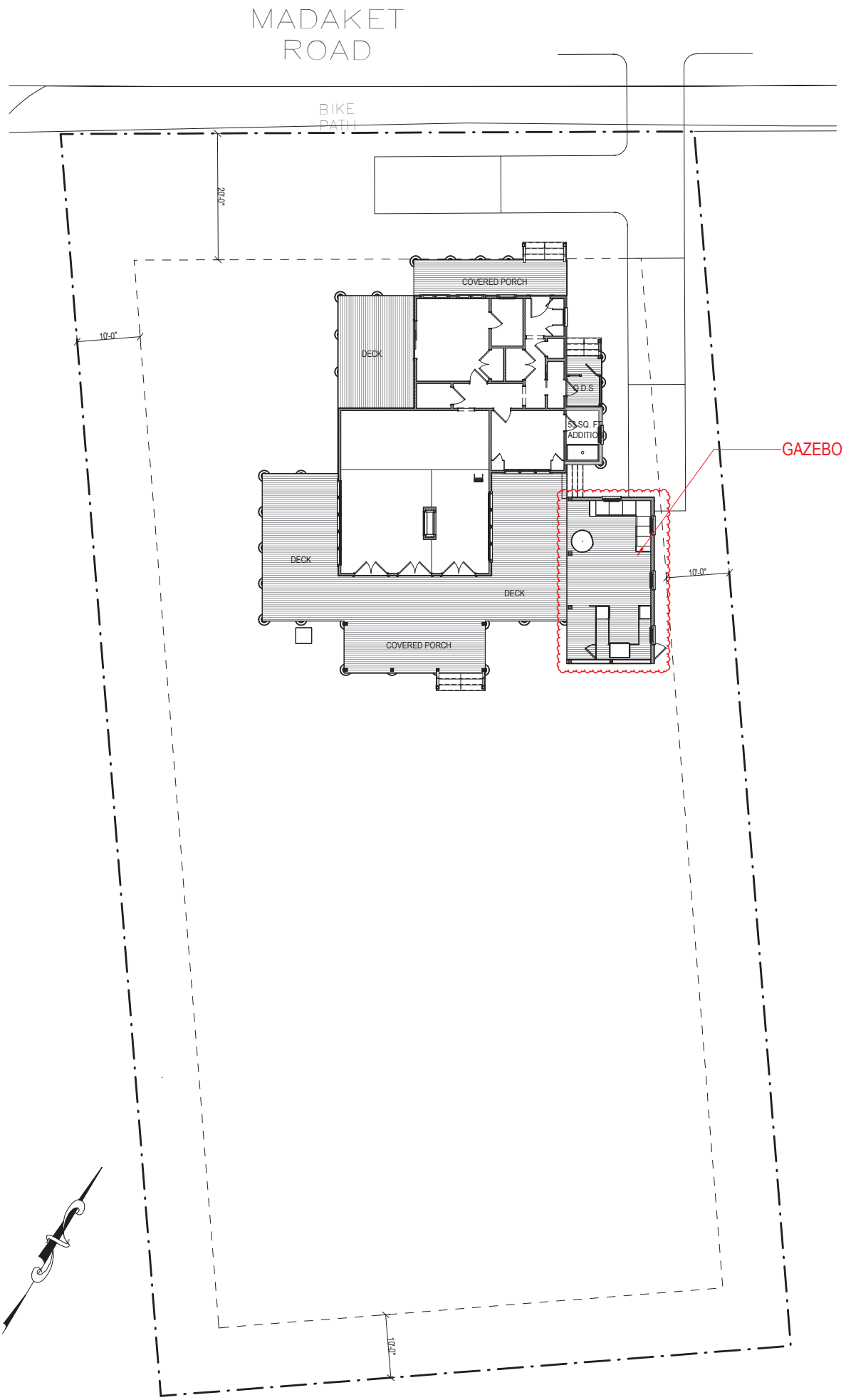
332 Madaket Rd.
Nantucket, MA 02554



Locus Map

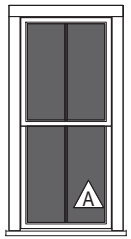


Satellite View

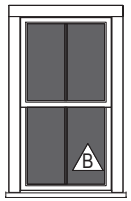


Site Plan

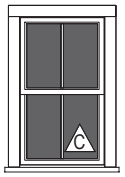
3/32" = 1'-0"



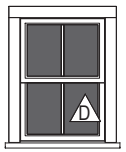
Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



Double Hung
SDL
4 Lite



(3) Awning or Casement
SDL
4 Lite



(2) Awning
SDL
4 Lite



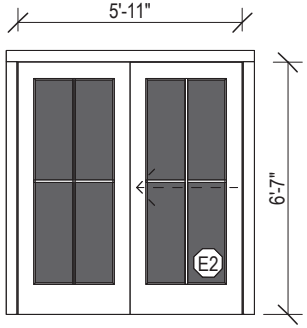
Awning
SDL
4 Lite

Window Legend

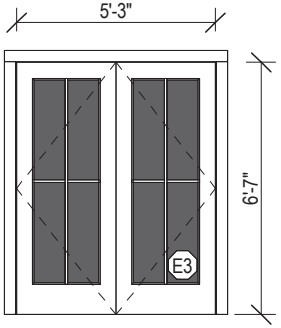
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



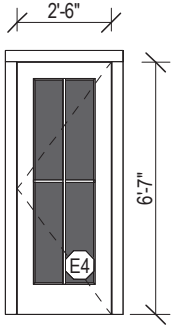
Hinged Door
SDS 4 Lite



Sliding Double Door
SDS 4 Lite



Double Hinged Door
SDS 4 Lite

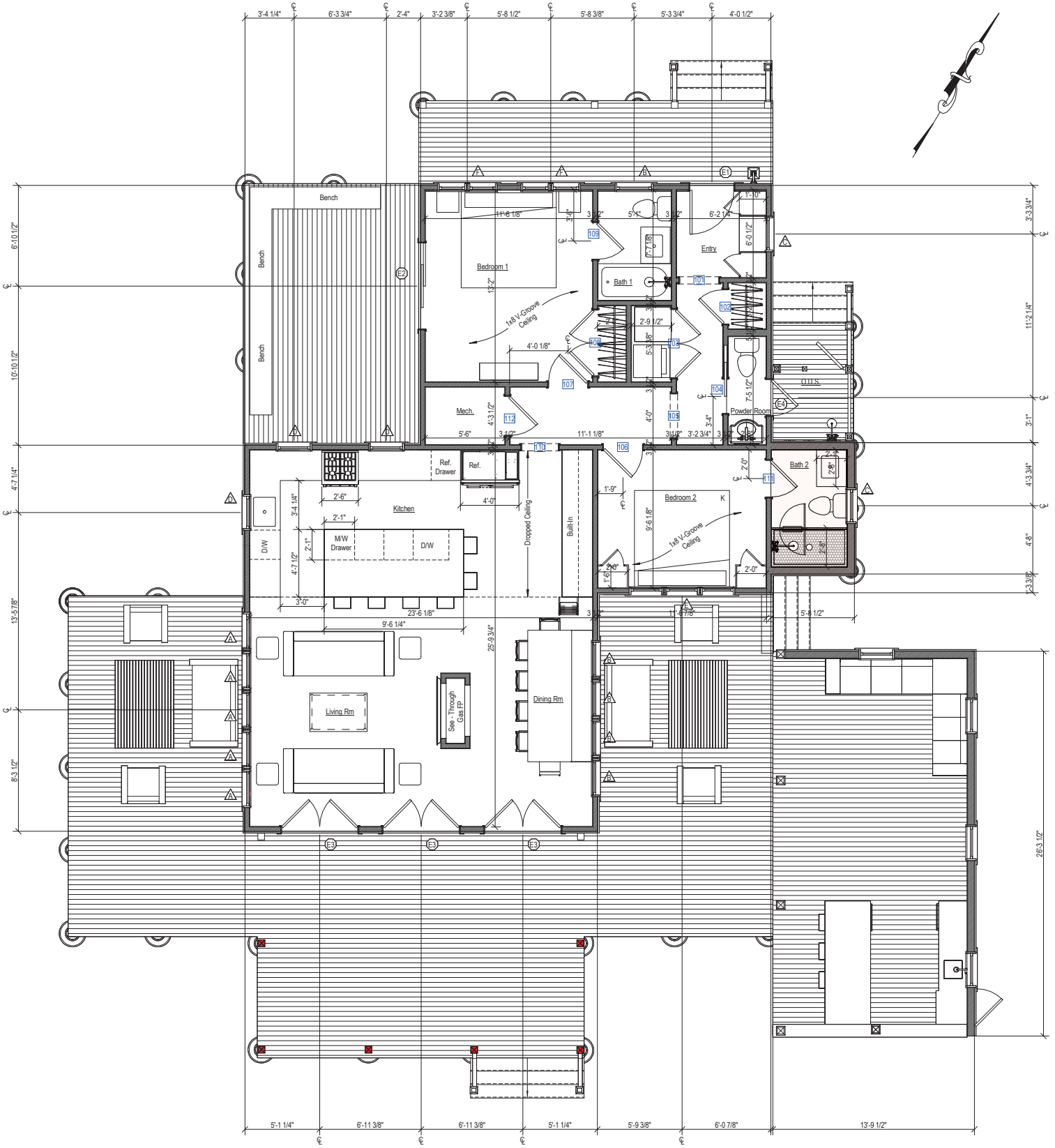


Hinged Door
SDS 4 Lite

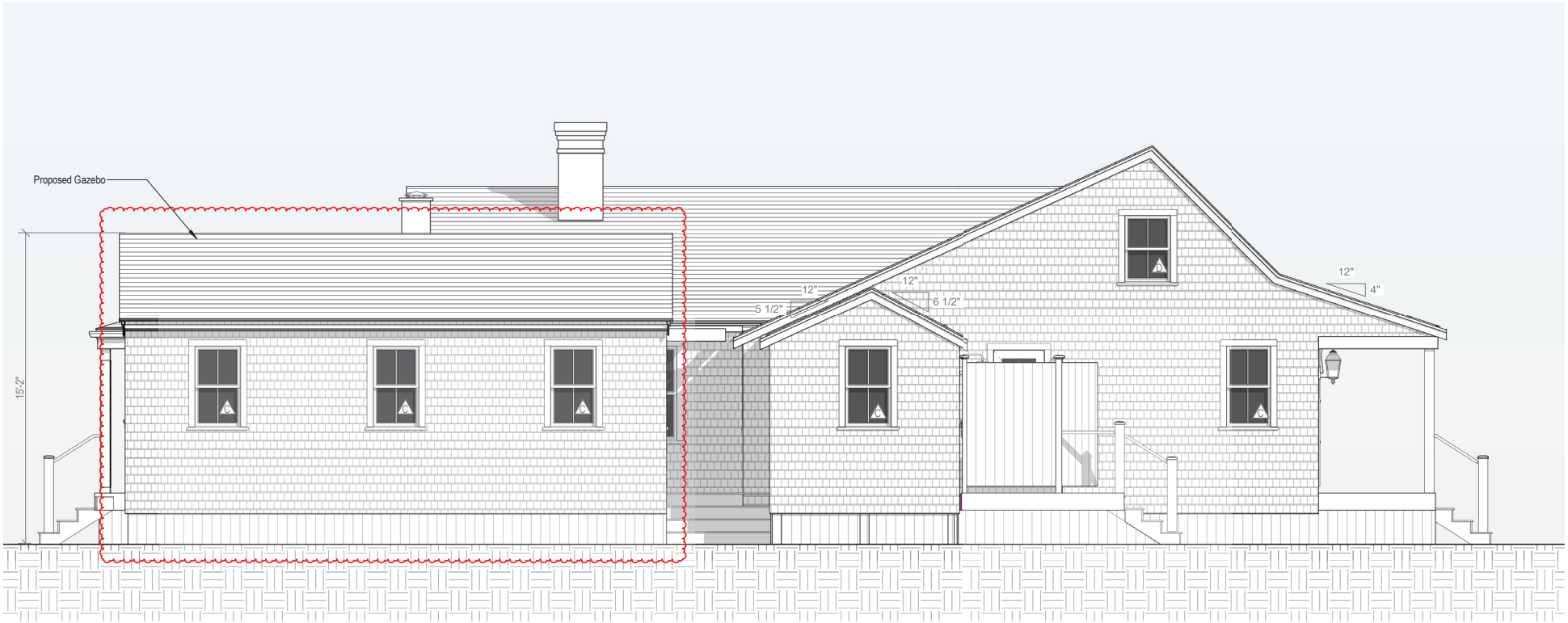
Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E53	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30

EIGHT
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
5'-8"
6 1/2"
5'-8"



2 Proposed First Floor Plan
1/4" = 1'-0"



3 Proposed East Elevation

1/4" = 1'-0"



4 Proposed North Elevation

1/4" = 1'-0"



4 Proposed West Elevation

1/4" = 1'-0"



3 Proposed South Elevation

1/4" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 1/10/23

HDC 7073-21-7640

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 100

Street & Number of Proposed Work: 332 NANTUCKET D.D.

Owner of record: THE WHOLE SPREAD LLC

Mailing Address: 332 NANTUCKET RD

NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: ELLERITUS LTD.

Mailing Address: 8 WILLIAMS LN.

NANTUCKET MA 02554

Contact Phone #: 508 325.4995 E-mail: ADLUM@ELLERITUS DEVELOPMENT.COM

FOR OFFICE USE ONLY VH 993

Date application received: 12/02/2022 Fee Paid: $ 50 CK

Must be acted on by: 02/08/2023

Extended to: _____

Approved: Y Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

MOTION TO APPROVE

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 9'-0" Sq. Footage 1st floor: 52 SQ FT Decks/Patio: Size: 1,269 SQ FT ☑ 1st floor ☐ 2nd floor

Width: 5'-8" Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 0 South 0 East 0 West 0

Height of ridge above final finish grade: North EXISTING South EXISTING East EXISTING West EXISTING

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation ADD NEW BATHROOM & D.D.S
2. South Elevation ADD COVERED PORCH
3. West Elevation ADD MASTER DECK & FIGURE OFF THE COVERED PORCH
4. North Elevation EXTENTION THE EXISTING DECK, ADD A SHED ROOF

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☑ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☑ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other 4/12 COVERED PORCH

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) TME

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x6 Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing 3½" x 5/4" Door Frame _____ Columns/Posts: Round _____ Square 5½" x 5½"

Windows*: ☑ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 1 LITE + PANEL Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall ATW Clapboard (if applicable) _____ Roof TAR

Trim _____ WHITE Sash WHITE Doors WHITE FRONT DOOR - BLACK

Deck ATW Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 12.12.2022 Signature of owner of record _____ Signed under penalties of perjury

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

12.12.2022

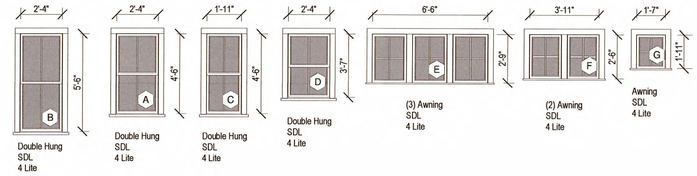
HDC Submission



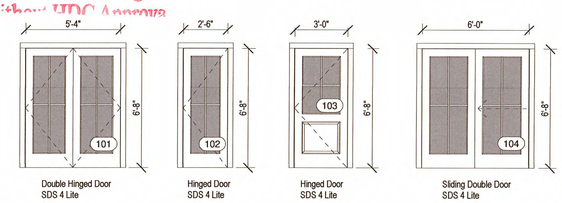
Locus Map



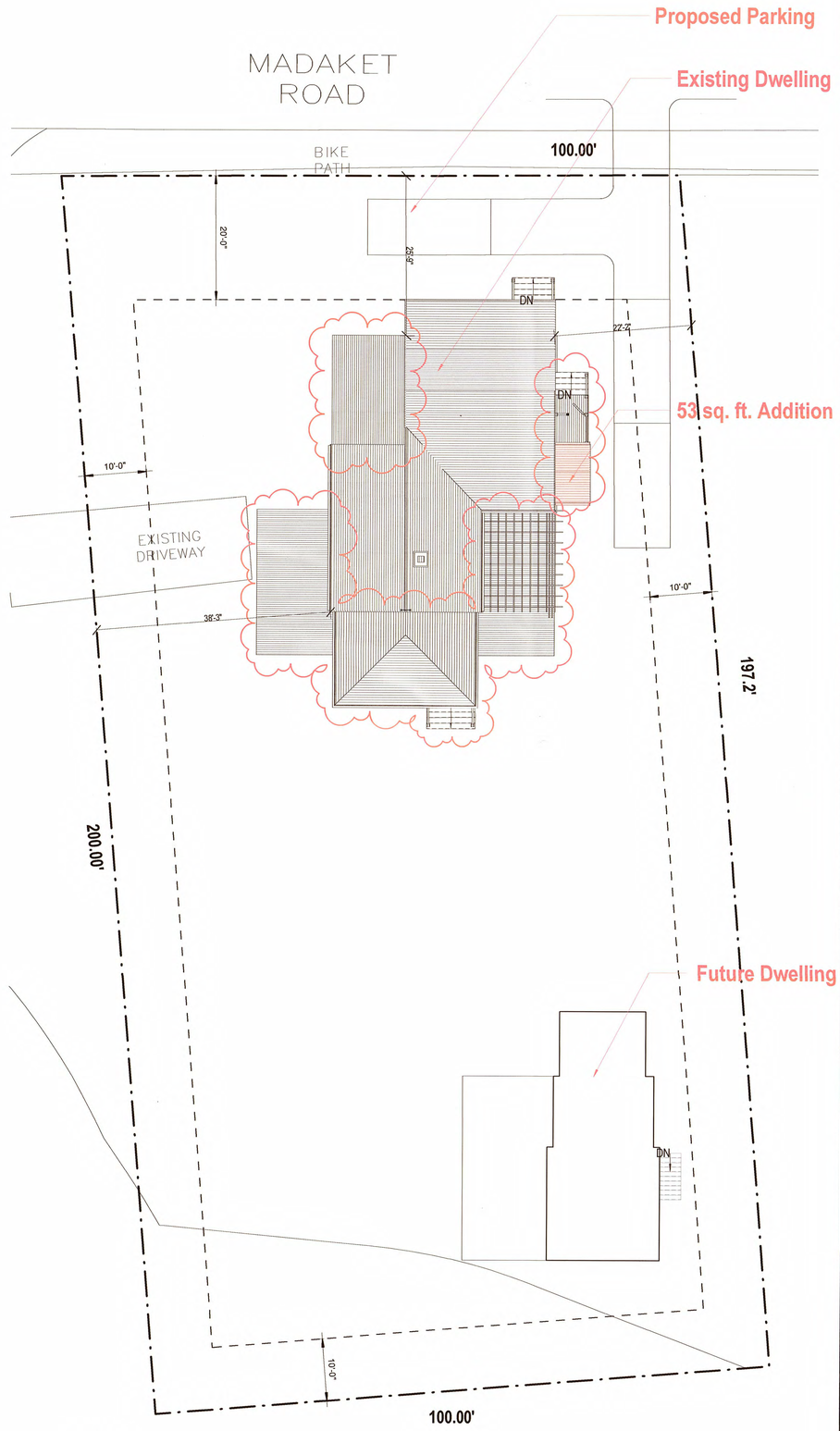
Satellite View



Window Legend



Door Legend



Site Plan
3/32" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10,000 sq. ft.
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	53 sq. ft.
Total Proposed G.C.:	1,279 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S.. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective

HDC 2023-01-7660

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Revisions

Revision 1 Date 1

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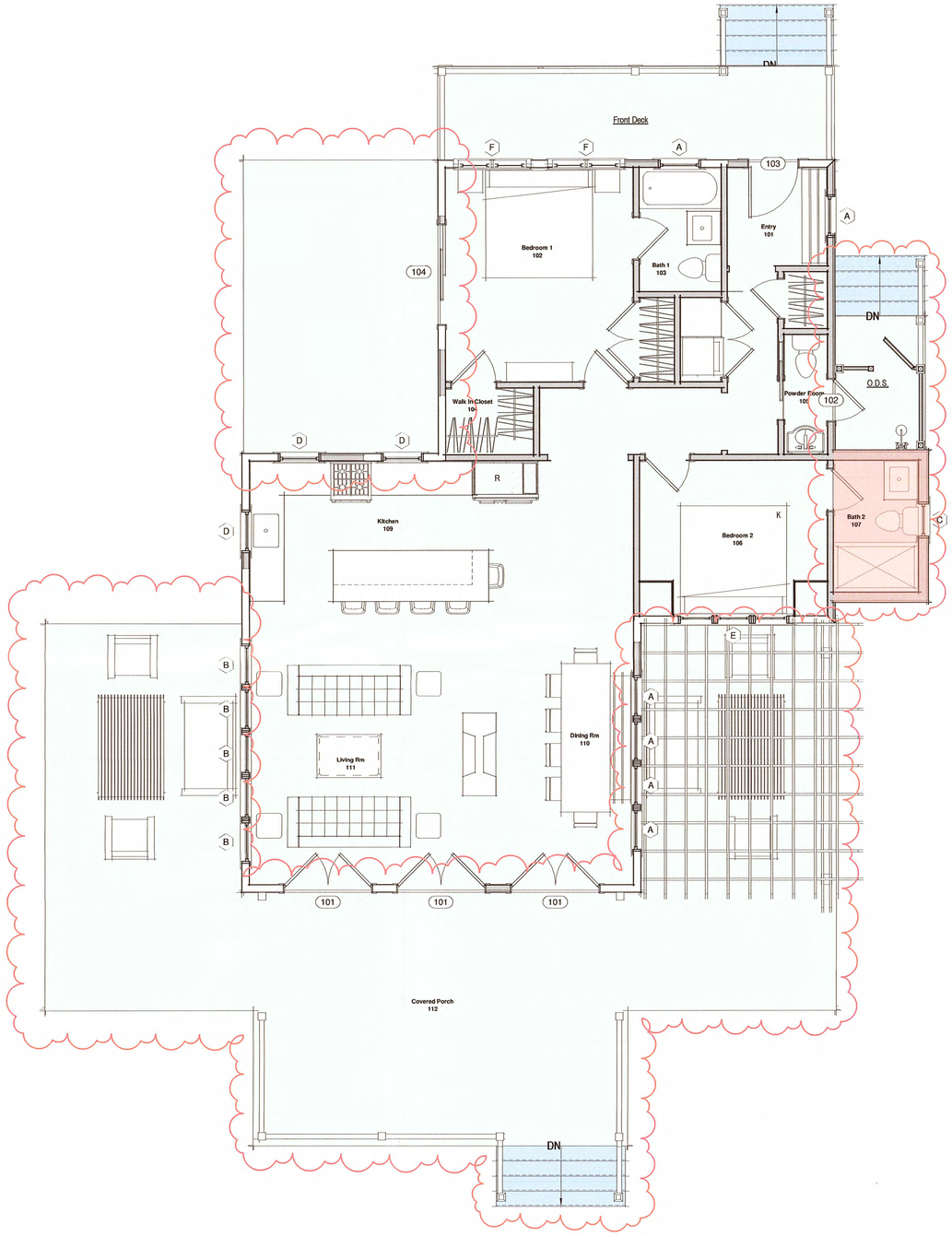
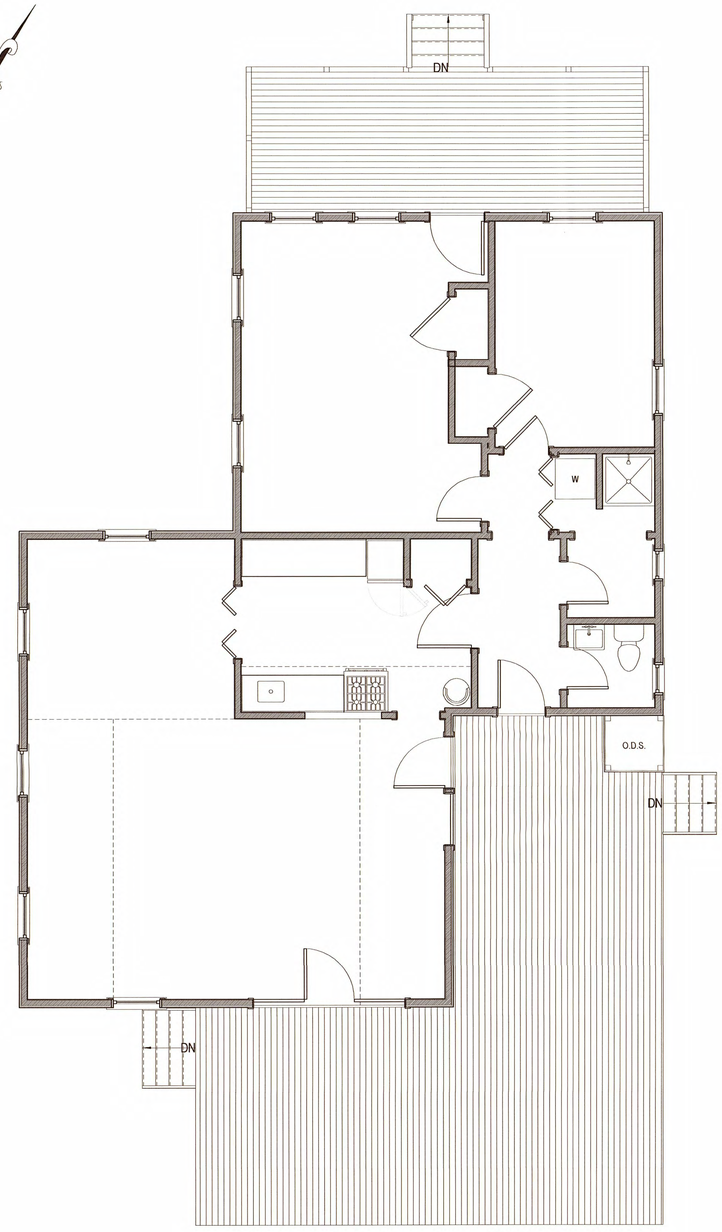
G.1.1
2227

12.12.2022

HDC Submission



2 Proposed First Floor Plan - Main Dwelling
1/4" = 1'-0"



1 Existing First Floor Plan - Main Dwelling
1/4" = 1'-0"

PARTITION LEGEND

- Existing 2x4 Partition, Dimensioned to Face of Wall Finish
- Existing 2x6 Partition, Dimensioned to Face of Wall Finish
- Proposed 2x4 Partition, Dimensioned to Face of Stud
- Proposed 2x6 Partition, Dimensioned to Face of Stud

EXISTING CONDITIONS NOTES:

- Plan Dimensions and Building Heights Reflected in Existing/Demolition Plans are Based on Field Measurements Recorded by Architect and Surveyor. Contractor to Notify Architect Immediately of Any Major Discrepancy Discovered Between the Drawings and the Actual Existing Conditions, Especially Where Concerning the Existing Foundation and Structure.
- Existing Framing Sizes and Span Directions to be Verified by Contractor Prior to Beginning Construction. Architect to Provide Instructions Regarding Partial Exploratory Demolition.

2227

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emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

First Floor Plan

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10,000 sq. ft.
Existing G.C.:	1,226 sq. ft.
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Total Proposed G.C.:	1,279 sq. ft.

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A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective

Revisions

Revision 1	Date 1

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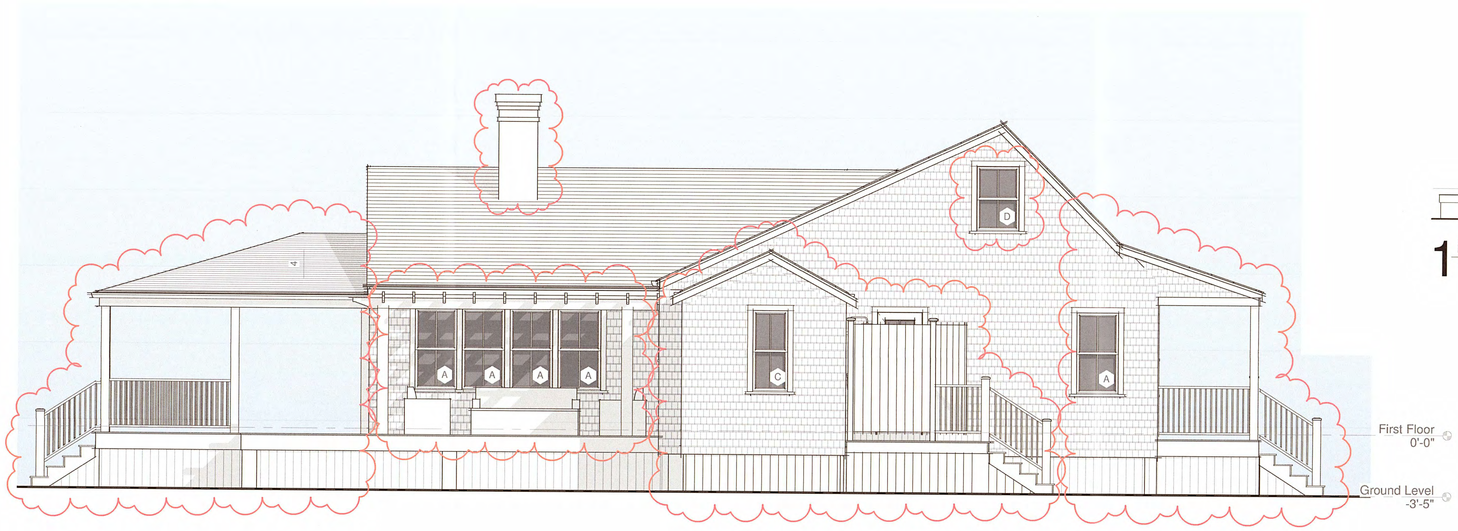
A.1.1

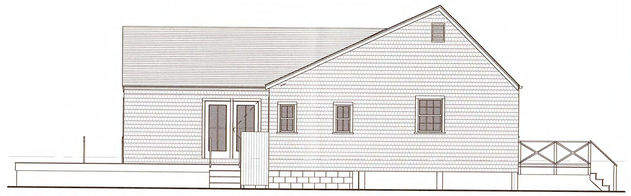
2227

12.12.2022

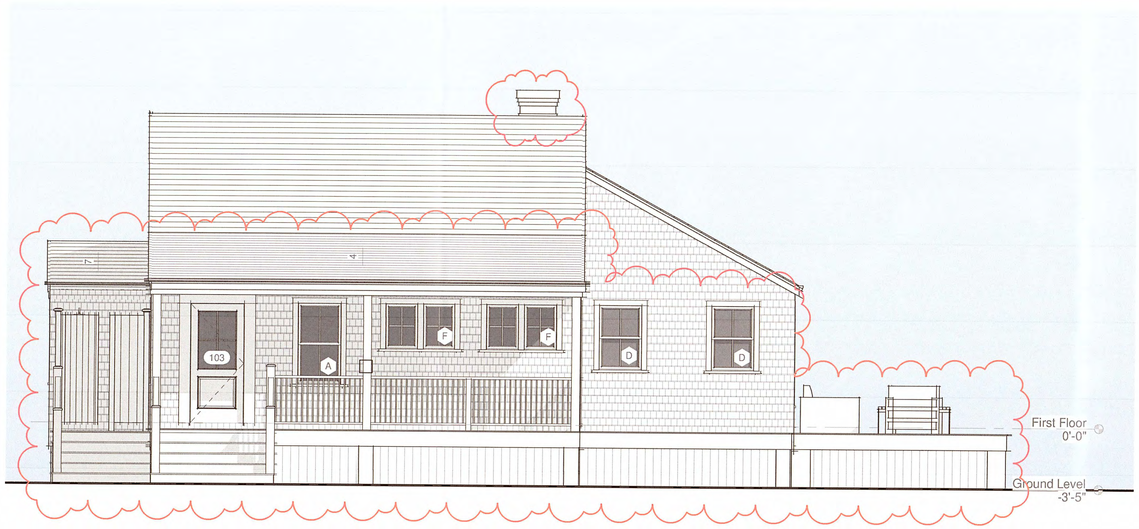
HDC Submission



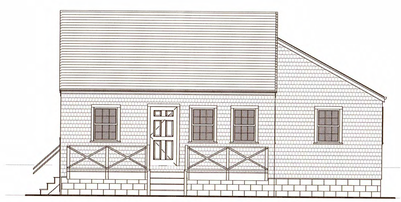
3 Proposed East Elevation
1/4" = 1'-0"



1 East Elevation
1/8" = 1'-0"



4 Proposed North Elevation
1/4" = 1'-0"



2 North Elevation
1/8" = 1'-0"

2227

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Exterior Elevations

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2023-01-7660

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Revisions

Revision 1	Date 1

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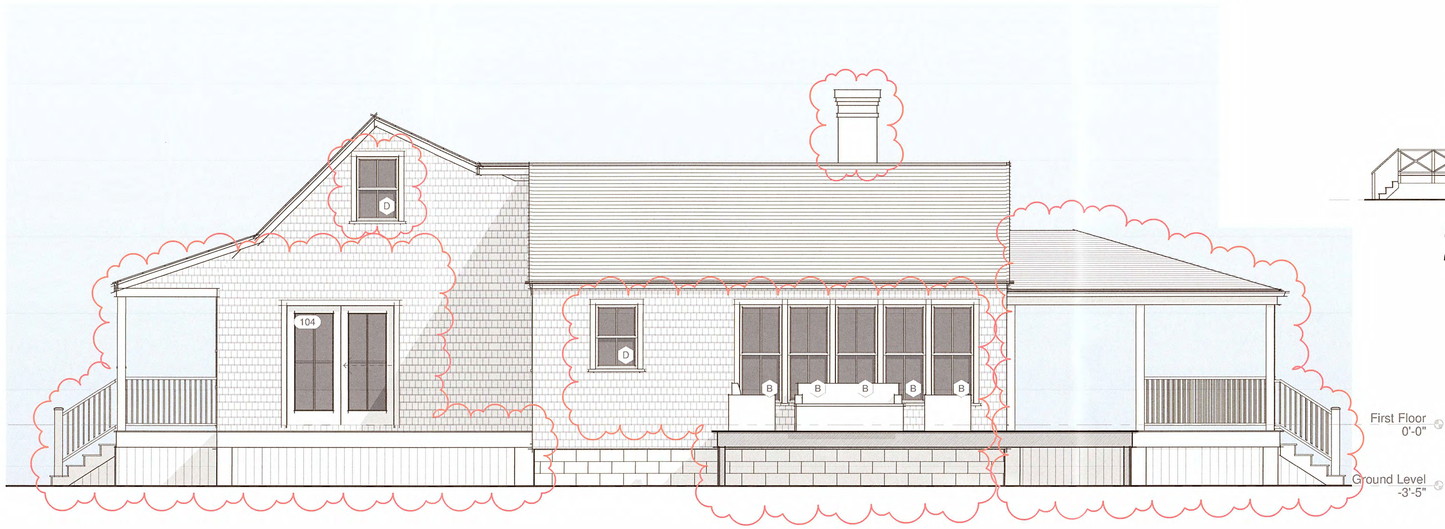
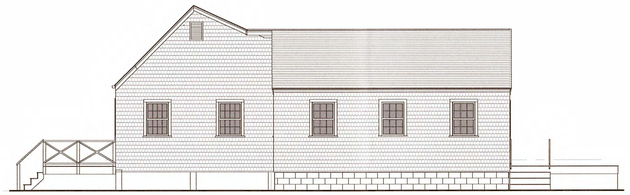
A.2.1
2227

12.12.2022

HDC Submission



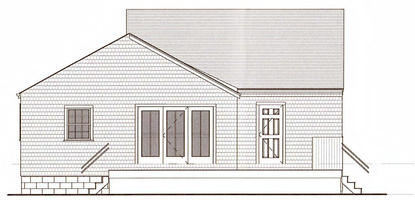
4 Proposed West Elevation
1/4" = 1'-0"



2 West Elevation
1/8" = 1'-0"



3 Proposed South Elevation
1/4" = 1'-0"



1 South Elevation
1/8" = 1'-0"

APPR[illegible]
HDC 2023-01-7660

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10,000 sq. ft.
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	53 sq. ft.
Total Proposed G.C.:	1,279 sq. ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.1.2 Second Floor Plan
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective

RECEIVED
DEC 22 2022
By

Revisions

Revision 1 Date 1

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.2.2

2227

332 Madaket Rd 60/100 Guest House

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

✓ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

✓ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

✓ 3. **Application Fee:** See back of application for fee schedule or call the office.

✓ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

✓ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

✓ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

✓ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

✓ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

N/A 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

✓ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

✓ 3. **As-Built Plans (1 copy):** of existing elevations

✓ 4. **Hardscaping Plans (4 copies):** To legible scale. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

N/A 5. **Topographic Map:** Must show existing and proposed grade for any change of more than one foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

✓ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

MI 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

N/A 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

N/A 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 60 PARCEL N°. 100

Street & Number of Proposed Work: 332 Madaket Rd.

Owner of record: The Whole Spread LLC

Mailing Address: 332 Madaket Rd.
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 5083254995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☑ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 25' Sq. Footage 1st floor: 350 sf Decks/Patio: Size: 204 ☑ 1st floor ☐ 2nd floor

Width: 14' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" South " East " West 4"

Height of ridge above final finish grade: North 15' South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☑ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10.5/12 Secondary Mass 10.5/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 5½" Rake 3½" Soffit (Overhang) 11" Corner boards N/A Frieze 3½"

Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square X

Windows*: ☐ Double Hung ☑ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural

Trim White Sash White Doors White

Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

December 7, 2022

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record on the following statement:

I Michael J. Farello, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)



December 12, 2022

Signature Date

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

John McLaughlin

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Stephen Welch

STAFF

Cathy Flynn
HDC Compliance Coordinator/Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Emeritus Development

AS AGENT FOR The Whole Spread, LLC

STREET ADDRESS 332 Madaket Rd

MAP/PARCEL 60/100

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

09.09.24

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Alex Bagmets — 09.09.24

Signature — Date

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

09.09.24

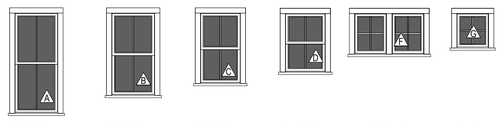
HDC SUBMISSION



Locus Map



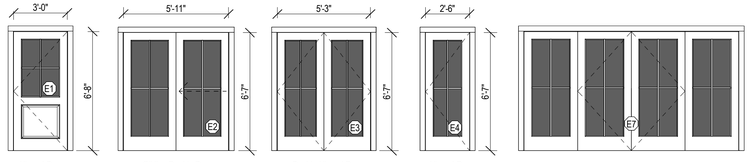
Satellite View



Double Hung SDL 4 Lite | Double Hung SDL 4 Lite | Double Hung SDL 4 Lite | Double Hung SDL 4 Lite | (2) Awning SDL 4 Lite | Awning SDL 4 Lite

Window Legend

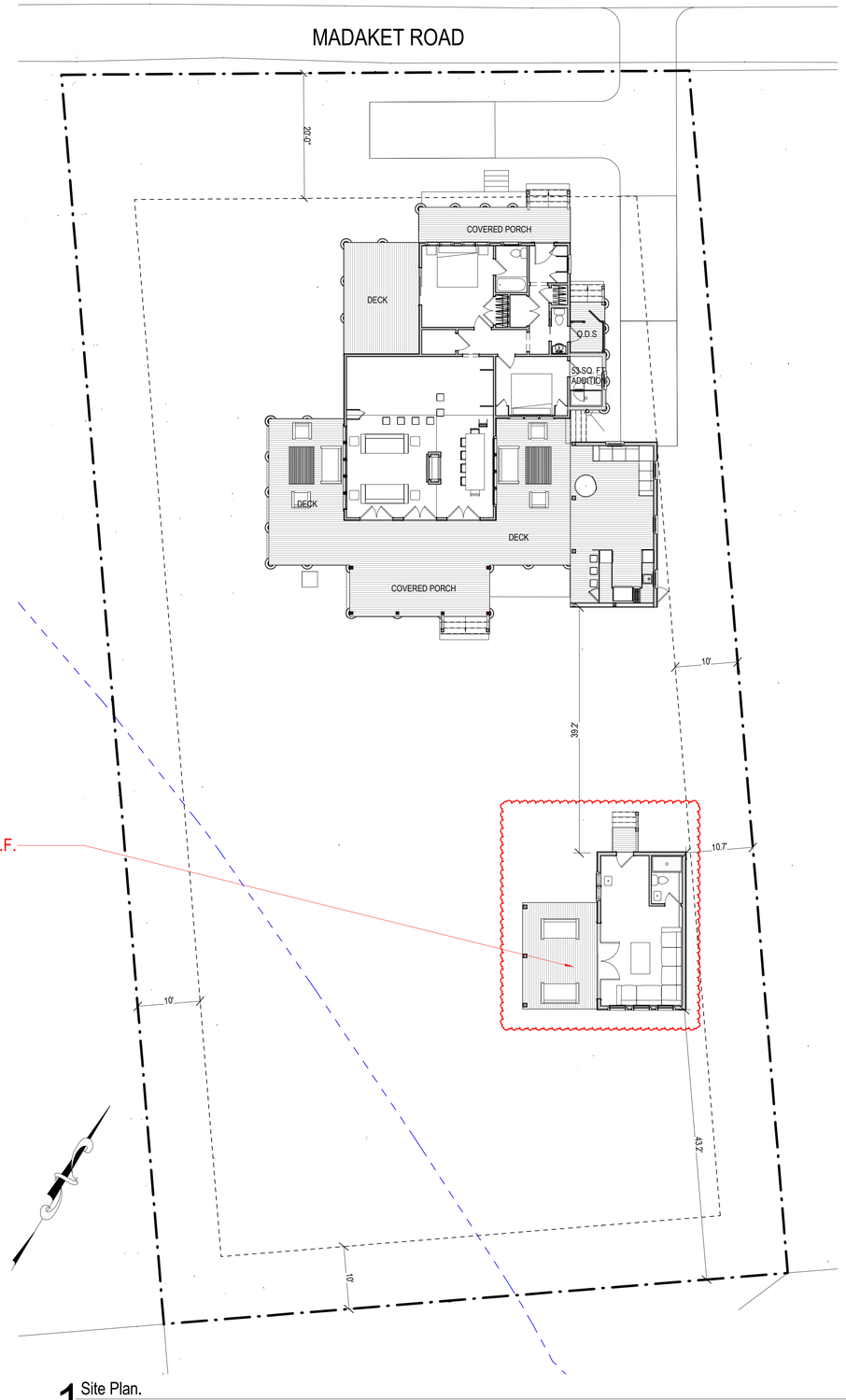
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



Hinged Door SDS 4 Lite | Sliding Double Door SDS 4 Lite | Double Hinged Door SDS 4 Lite | Hinged Door SDS 4 Lite

Door Legend

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E7	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



1 Site Plan.
3/32" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Cover Sheet

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	671 s.f. & 53 sq. ft.
Total Proposed G.C.:	1,279 s.f., 685 s.f. avail.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

E.101 LIGHTING PLAN
SK.1 KITCHEN PLAN
G.1.1 Cover Sheet
A.1.1 MH First Floor Plan
A.1.2 ROOF PLAN
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations
A.2.3 Perspective Views
D.101 LIVING & DINING INT. ELEVATIONS

Revisions

Revision 1 Date 1

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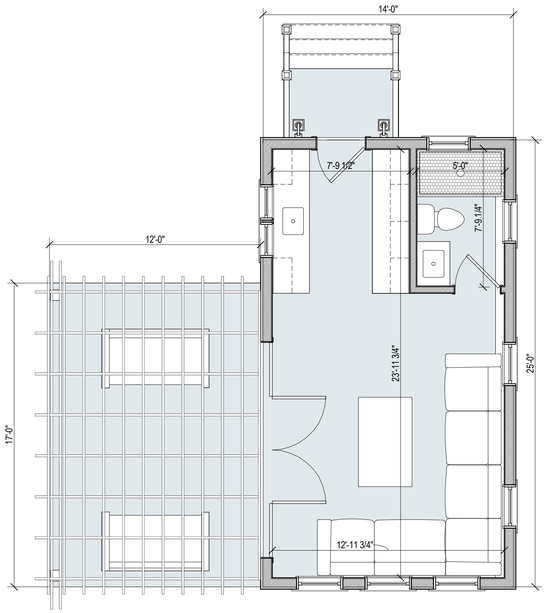
G.1.1

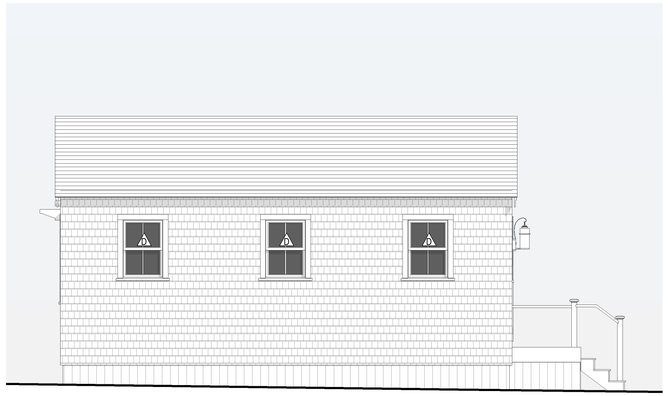
2227

09.09.24

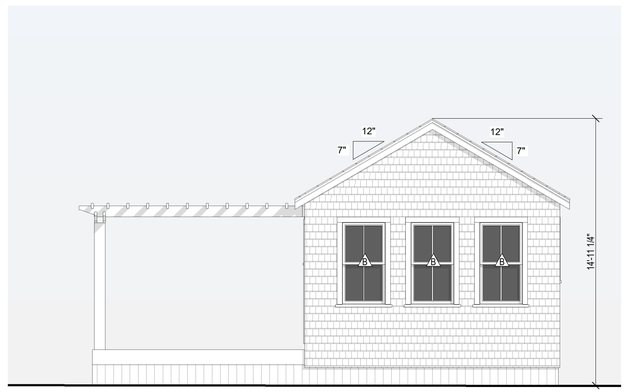
HDC SUBMISSION



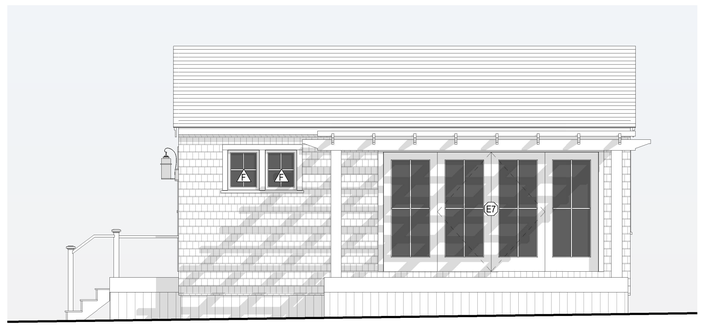
1 Floor Plan
1/4" = 1'-0"



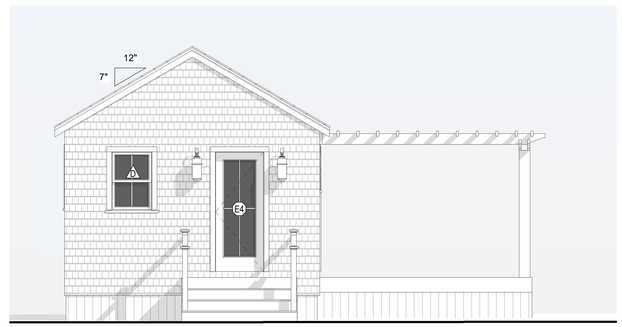
2 East El.
1/4" = 1'-0"



3 South El.
1/4" = 1'-0"



4 west El.
1/4" = 1'-0"



5 North El.
1/4" = 1'-0"

2227

The Whole Spread, LLC

332 Madaket Rd.
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

2 DWELLING FLOOR PLAN & ELEVATIONS

Site Information

Map & Parcel:	60/100
Current Zoning:	VR
Minimum Frontage:	100 ft.
Front Setback:	20 ft.
Side/Rear Setback:	10 ft.
Lot Size:	0.45 AC
Min. Lot Size:	20,000 sq. ft.
Allowable G.C.:	10% = 1,964 sq. ft
Existing G.C.:	1,226 sq. ft.
Proposed G.C.:	1,279 s.f. & 350 s.f.
Total Proposed G.C.:	1,629 s.f. & 335 s.f. vacant

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

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A.101

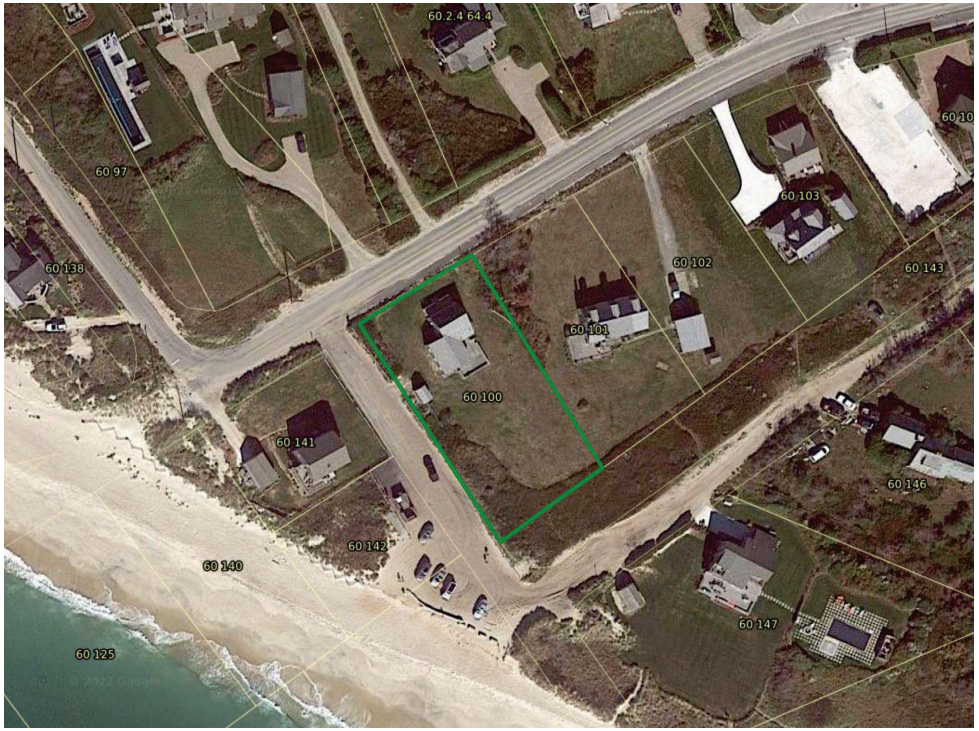
2227

The Whole Spread, LLC

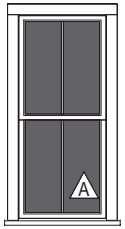
332 Madaket Rd.
Nantucket, MA 02554



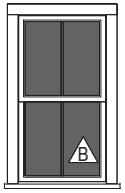
Locus Map



Satellite View



Double Hung
SDL
4 Lite



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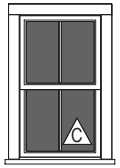

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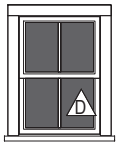

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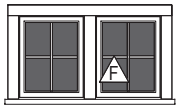


(2) Awning
SDL
4 Lite



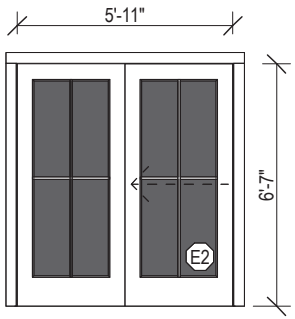
Awning
SDL
4 Lite

Window Legend

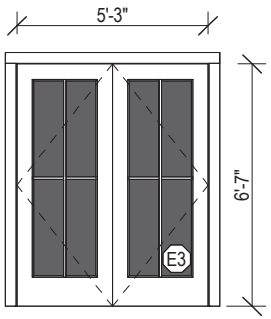
WINDOW SCHEDULE							
WINDOW	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	5	68 7/8	32 1/8	ANDERSEN	400	White	≥ 30
B	9	56 7/8	32 1/8	ANDERSEN	400	White	≥ 30
C	6	48 7/8	30 1/8	ANDERSEN	400	White	≥ 30
D	8	40 7/8	30 1/8	ANDERSEN	400	White	≥ 30
E	3	48 1/2	28 7/8	ANDERSEN	400	White	≥ 30
F	6	28 7/8	24 5/8	ANDERSEN	400	White	≥ 30
G	1	24 5/8	24 5/8	ANDERSEN	400	White	≥ 30



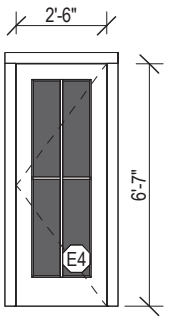
Hinged Door
SDS 4 Lite



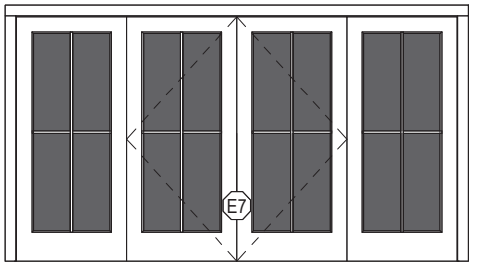
Sliding Double Door
SDS 4 Lite



Double Hinged Door
SDS 4 Lite



Hinged Door
SDS 4 Lite

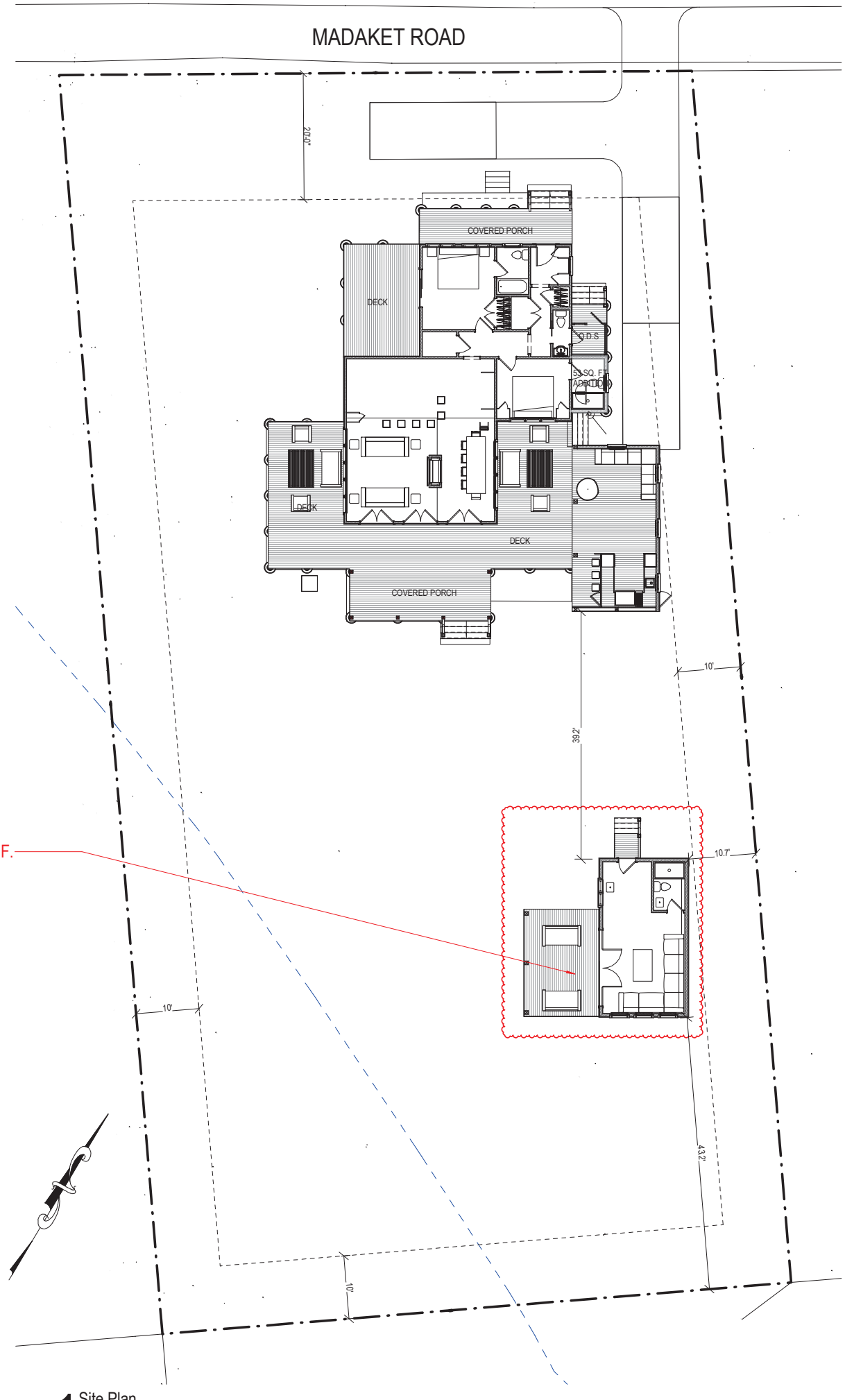


Door Legend

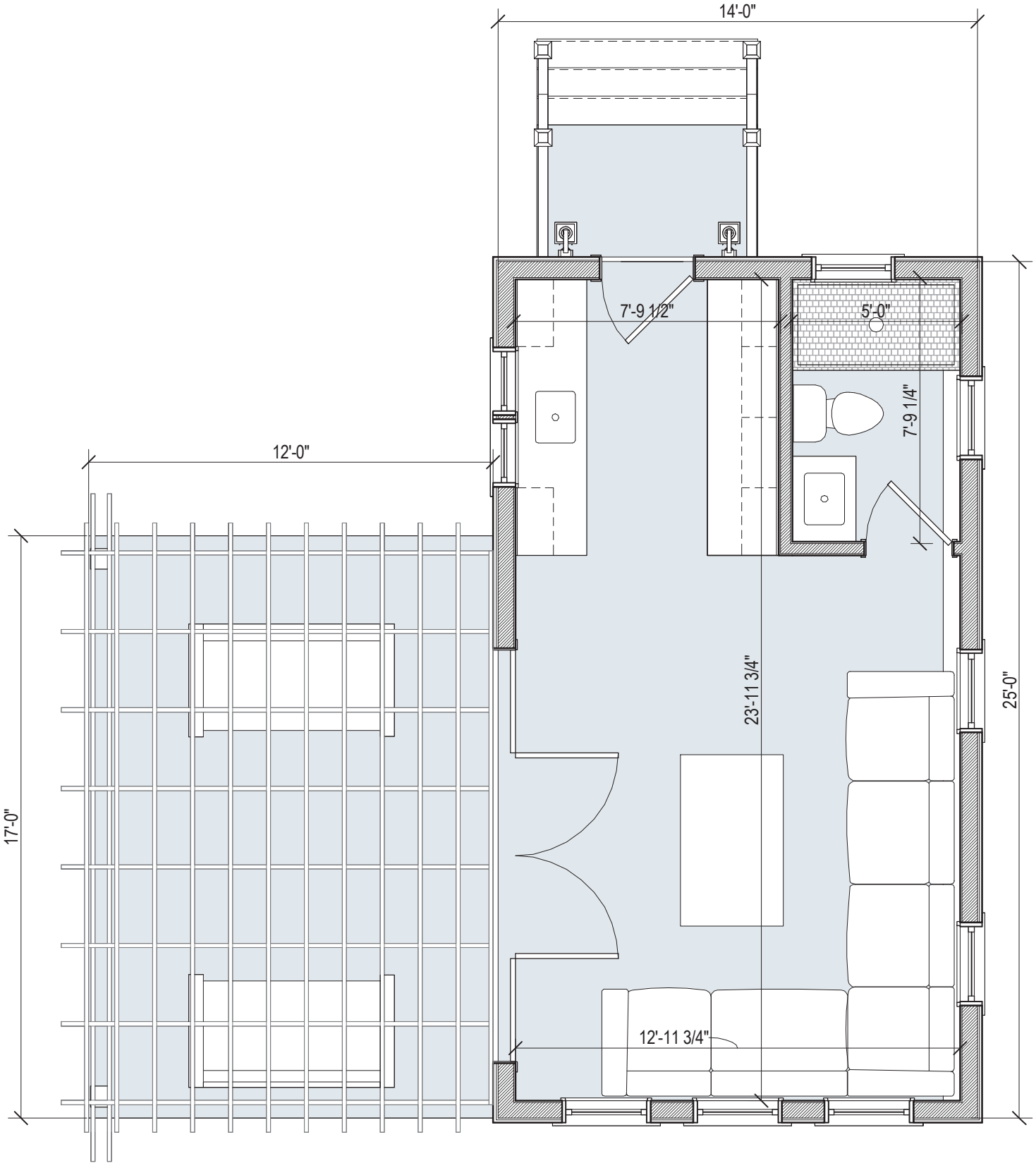
EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	Rough Height	Rough Width	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
E1	1	80 3/4	37 1/2	TBD	TBD	Grey	≥ 30
E2	1	80	72	Andersen	400 Series	White	≥ 30
E3	3	80	64	Andersen	400 Series	White	≥ 30
E4	1	80	31	Andersen	400 Series	White	≥ 30
E7	1	80 3/4	145 1/2				
E54	1	80 3/4	33 1/2	Andersen	400 Series	White	≥ 30



STRUCTURE, 350 S.F.

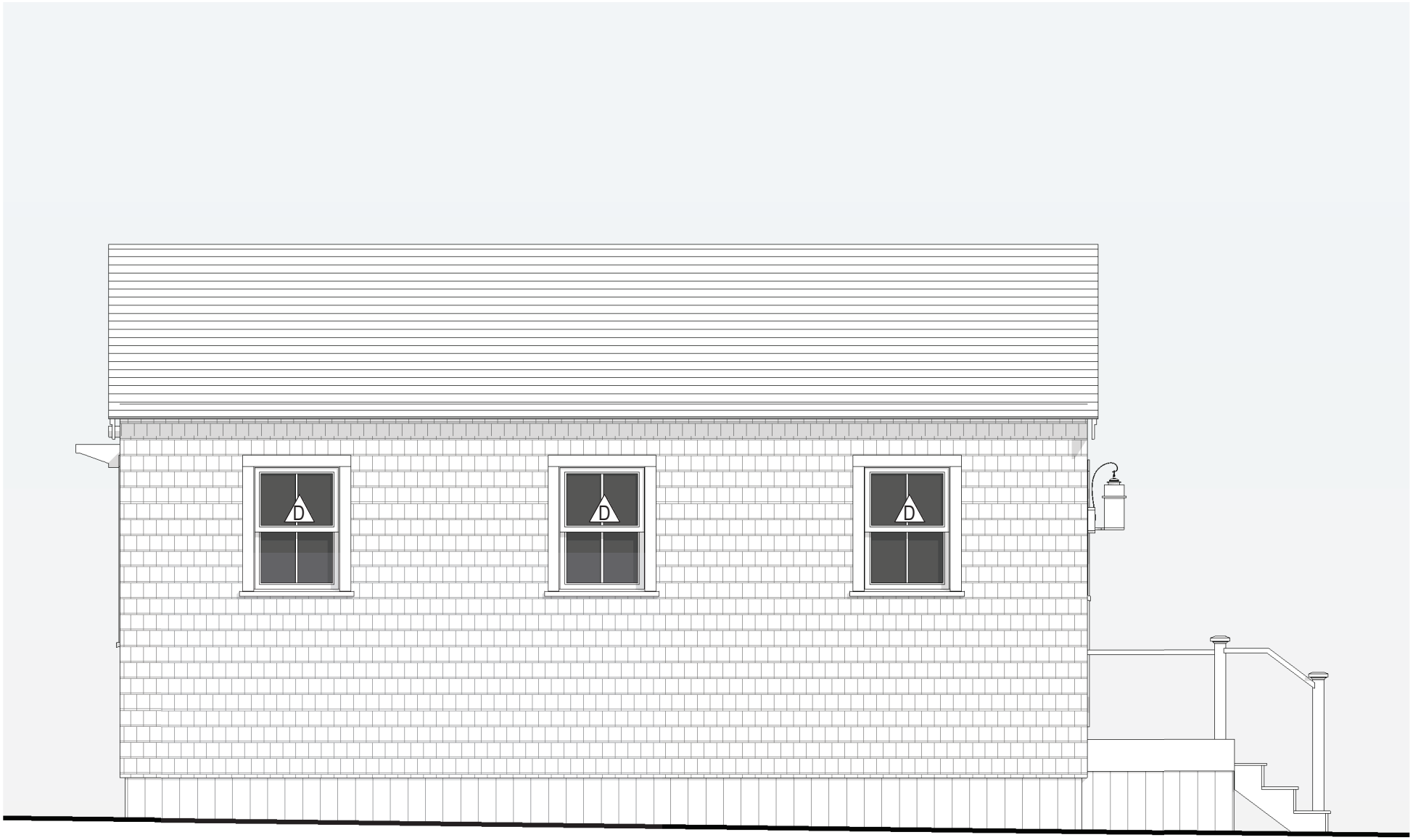


1 Site Plan.
3/32" = 1'-0"



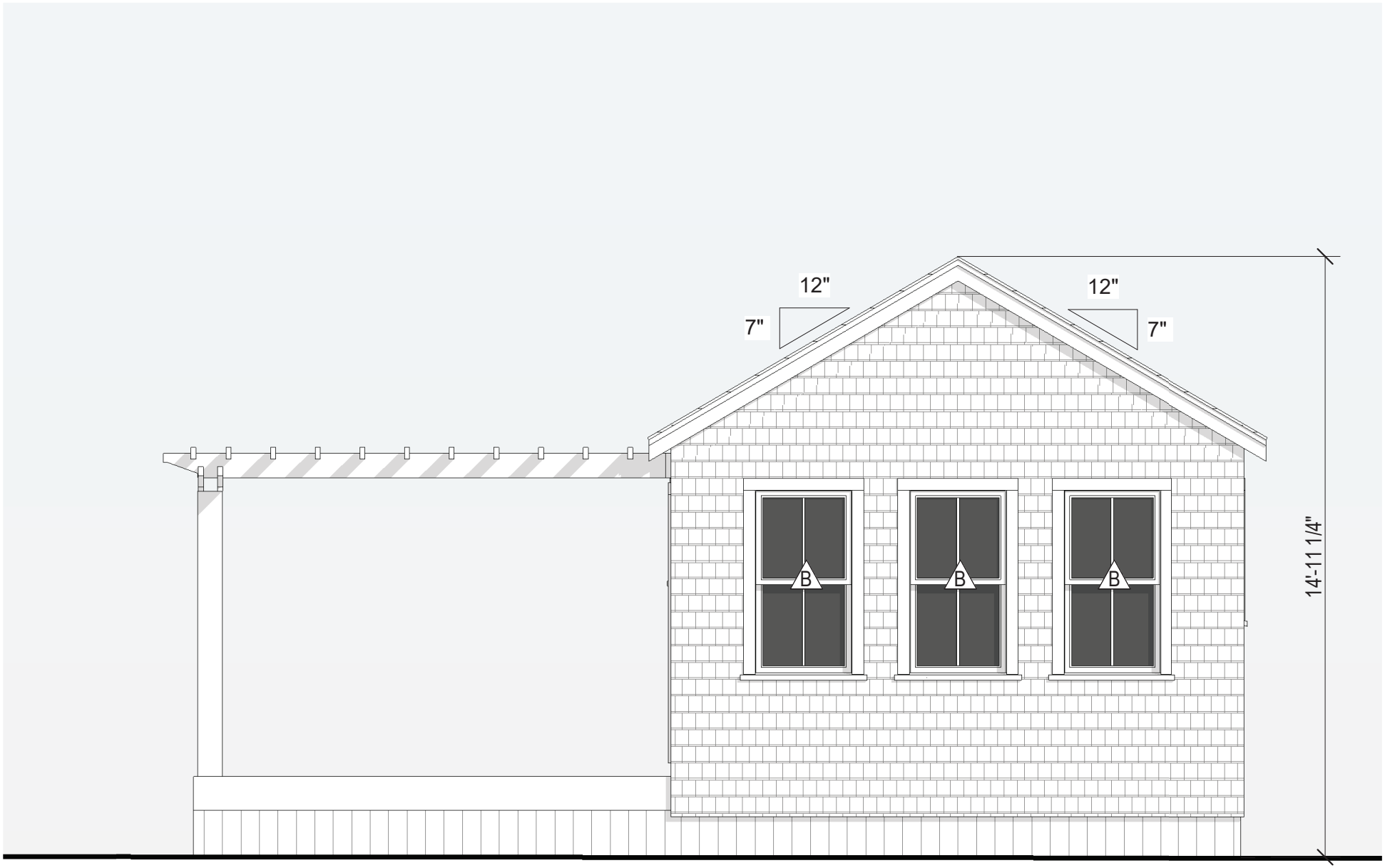
1 Floor Plan

1/4" = 1'-0"



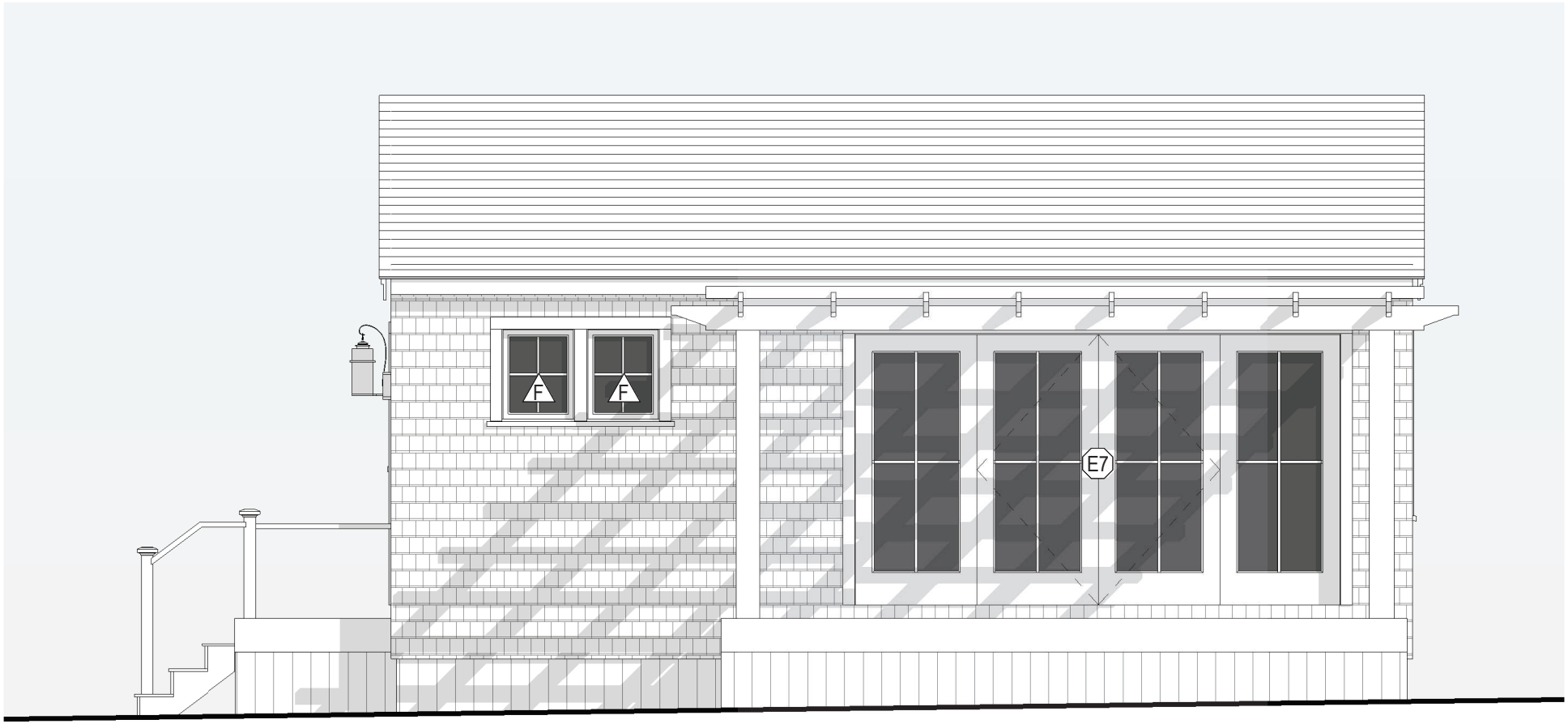
2 East El.

1/4" = 1'-0"



3 South El.

1/4" = 1'-0"



4 west El.

1/4" = 1'-0"



5 North El.

1/4" = 1'-0"

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 48 PARCEL N°. 3

Street & Number of Proposed Work: 25 Sankaty Head Rd

Owner of record: HMSW LLC

Mailing Address: 25 Sankaty Head Rd
Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other adding two covered porches

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: 192 sf ☑ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 2004

Original Builder:

REVISIONS* (describe)

1. East Elevation no change
2. South Elevation replace exterior door
3. West Elevation remove garage doors and replace with nail and windows
4. North Elevation Add two covered porches

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8 /12 Secondary Mass 4 /12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 8" Rake 8" Soffit (Overhang) 8" Corner boards _____ Frieze _____
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square 10"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To match existing

Sidewall Natural - TME Clapboard (if applicable) _____ Roof Natural - TME
Trim White - TME Sash White - TME Doors White - TME
Deck Natural - TME Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/6/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Anne Coderre
_____

Signature Date

emeritus
8 Williams Lane
Nantucket, MA 02554
Phone: 508.325.4995
emeritusltd.com

February 28, 2022

Name: HMSW LLC

Address: 25 Sankaty Head Rd
Nantucket, MA 02554

Authorization Letter

Nantucket Historic District Commission

This is a letter authorizing Principal Matthew R. MacEachern of Emeritus Ltd. to sign for me, as authorized agent, on Historic District Commission (HDC) documents that need to be signed in regards to the Certificate of Appropriateness documentation necessary for the property at 25 Sankaty Head Rd per our collaboration.

Thank you for your understanding.

Date: 02/28/2022

Signature: for HMSW LLC

25 SANKATY HEAD RD

Location	25 SANKATY HEAD RD	**Mblu**	48/ / 3/ /
Acct#	00002688	**Owner**	HMSW LLC
Assessment	$10,115,532	**PID**	2688
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$3,248,000	$6,867,532	$10,115,532

Owner of Record

Owner	HMSW LLC	**Sale Price**	$5,100,000
Co-Owner	C/O FFO	**Certificate**	
Address	1880 CENTURY PARK E STE 1600 LOS ANGELES, CA 90067	**Book & Page**	C0026309/0
		Sale Date	12/06/2016
		Instrument	00

Ownership History

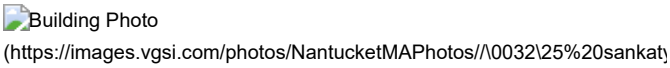
Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
HMSW LLC	$5,100,000		C0026309/0	00	12/06/2016
SUNUP HOLDINGS LLC	$0		C0022453/0	99	12/18/2006
DAVIS N	$4,050,000		C0020439/0	00	09/06/2002
PALMER ROBERT L & DOROTHY R P	$705,000		C0016/0430	1O	08/16/1994
KRAUTHOFF CARL C	$0		C0015/0297	99	05/20/1992

Building Information

Building 1 : Section 1

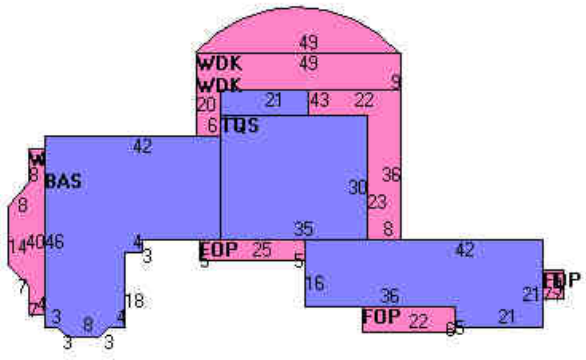
Year Built:	1957
Living Area:	2,246
Replacement Cost:	$3,011,947
Building Percent Good:	88
Replacement Cost Less Depreciation:	$2,650,500

Building Photo



Building Attributes	
Field	**Description**
Style:	Conventional
Model	Residential
Grade:	Excellent +
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	4
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2688_3167

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,458	1,458
TQS	Three Quarter Story	1,050	788
FOP	Porch, Open, Finished	470	0
STP	Stoop	84	0
WDK	Deck, Wood	258	0
		3,320	2,246

Building 2 : Section 1

Year Built: 2004
Living Area: 624
Replacement Cost: $640,441
Building Percent Good: 91
Replacement Cost Less Depreciation: $582,800

Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters

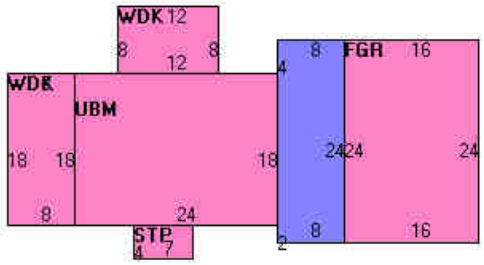
Model	Residential
Grade:	Excellent
Stories:	1
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	0
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\00\02\54\29.jpg)

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/2688_115

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	624	624
ARB	Arbor	144	0
FGR	Garage, Finished	384	0
FOP	Porch, Open, Finished	96	0
STP	Stoop	28	0
UBM	Basement, Unfinished	432	0
WDK	Deck, Wood	144	0
		1,852	624

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,200	1

FPL1	FIREPLACE 1 ST	1.00 UNITS	$7,500	2

Land

Land Use

Use Code	1093
Description	MULTI WF
Zone	LUG3
Neighborhood	800
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	3.86
Frontage	0
Depth	0
Assessed Value	$6,867,532

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$3,248,000	$6,867,532	$10,115,532
2023	$2,464,400	$6,569,973	$9,034,373
2022	$1,999,000	$4,960,238	$6,959,238
2021	$1,899,200	$4,650,200	$6,549,400
2020	$1,899,200	$5,115,300	$7,014,500

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Existing West Elevation



Existing North Elevation



Existing South Elevation



Existing East Elevation

Werner Residence

25 Sankaty Head / Guest House
Nantucket, MA 02554

09.09.2024



1 Locus Map
12" = 1'-0"



Casement
10 lite SDL

Casement
10 lite SDL

Fixed
4 lite SDL

Double Hung / Cottage
6 / 9 lite SDL

2 Window Legend
1/4" = 1'-0"

WINDOW & DOOR NOTES

1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing

WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
D	5	2'-7"	4'-11"	≥ 30



3'0" X 7'0"
2 Panel 9 lite SDL

3'0" X 7'0"
V-Groove

2'6" X 7'0"
10 Lite SDL

2'0" X 7'0"
10 Lite SDL

3'0" X 7'0"
9 lite SDL

3 Door Legend
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
5	2	3'-0"	7'-0"	≥ 30

HDC Submission



West



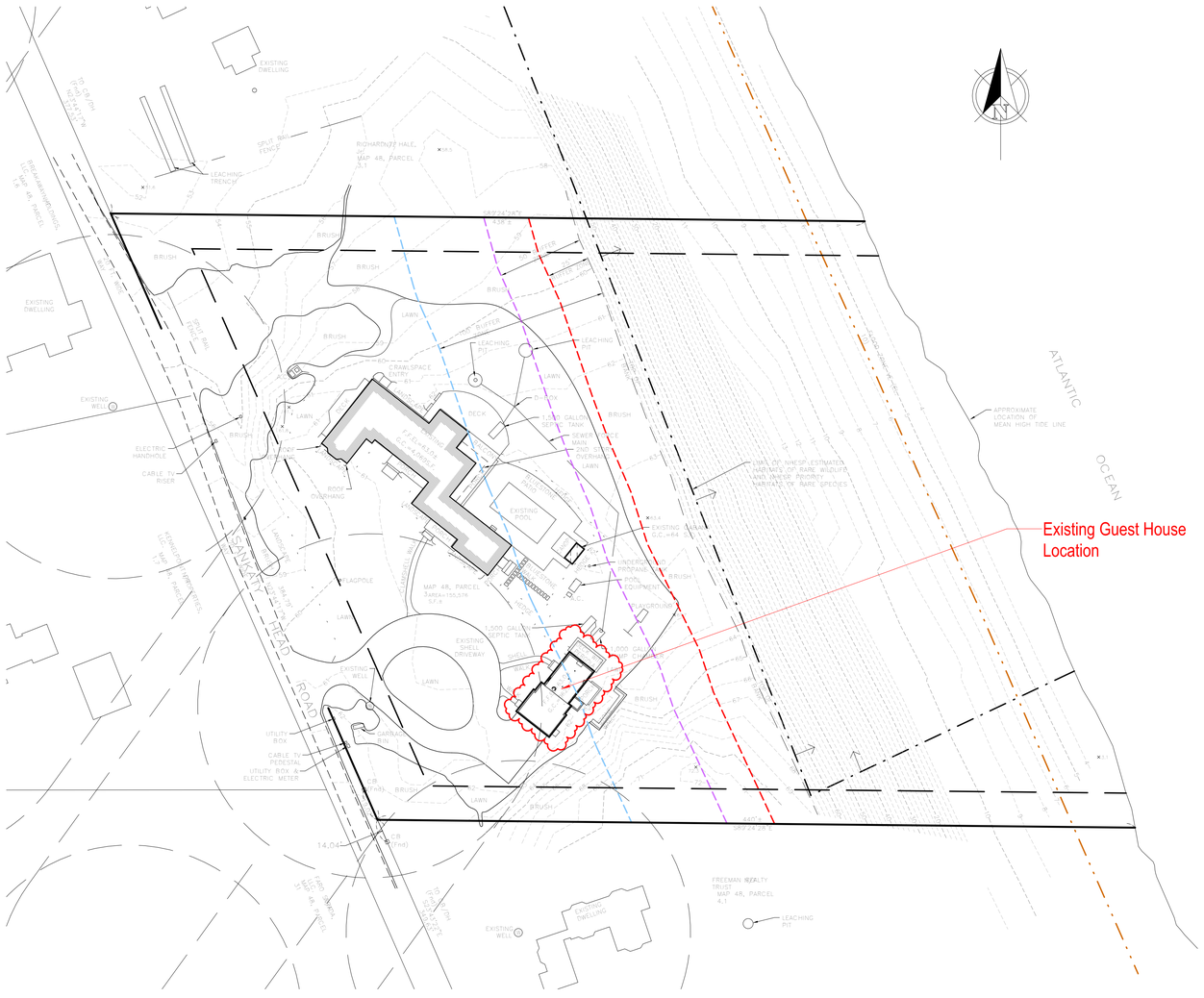
South



East

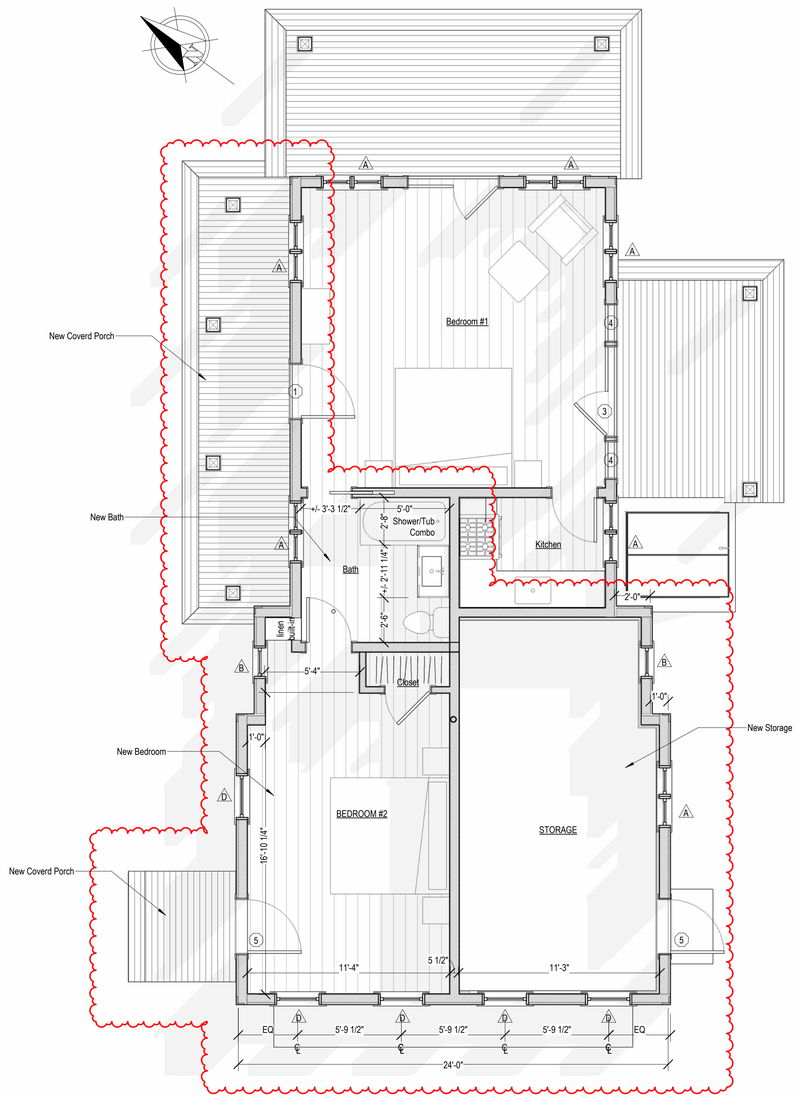


North

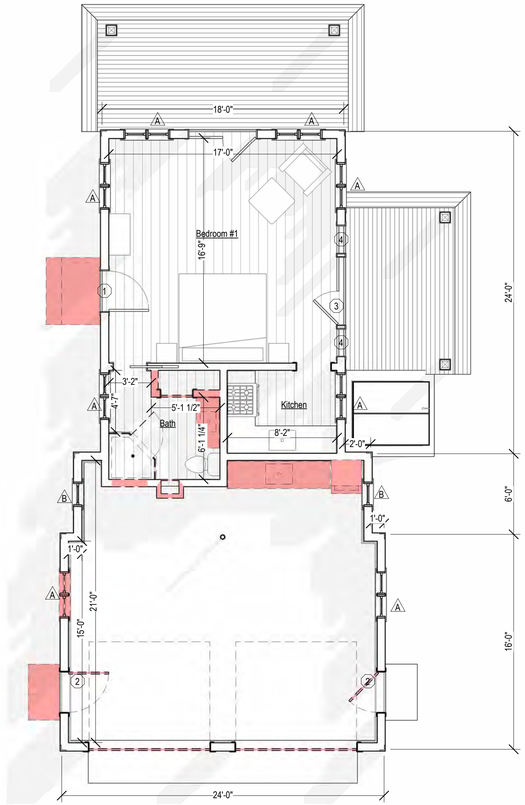


09.09.2024

HDC Submission



1 Proposed First Floor Plan
1/4" = 1'-0"



2 First Floor Plan Existing / Demo
3/16" = 1'-0"

1908

Werner Residence

25 Sankaty Head / Guest House
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

First Floor Plan

Site Information

Map & Parcel:	48 / 3
Current Zoning:	LUG 3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	155,576 sq.ft.
Min. Lot Size:	120, 000 sq.ft.
Allowable G.C.:	3%
Existing G.C.:	No Change
Proposed G.C.:	---
Total Proposed G.C.:	---

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

Sk.5 Septic Room Count Diagram
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.2.1 Exterior Elevations

Revisions

Revision 1 Date 1

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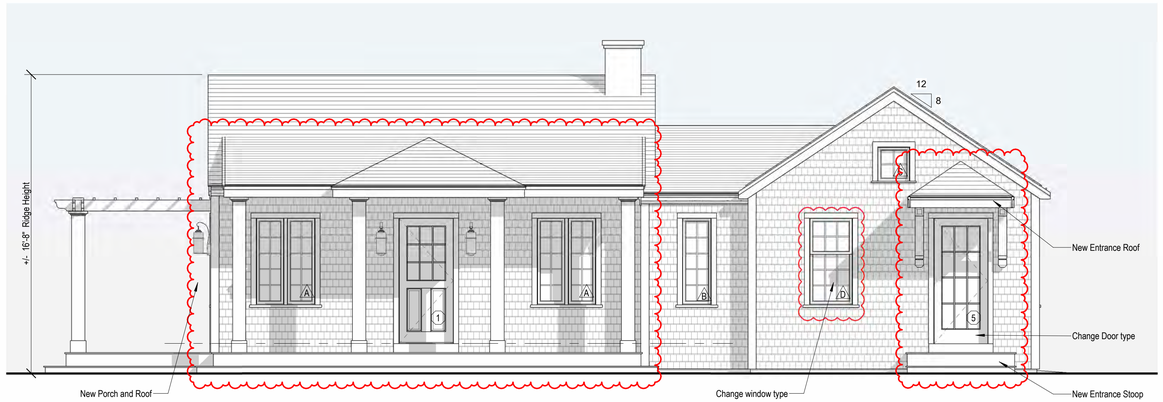
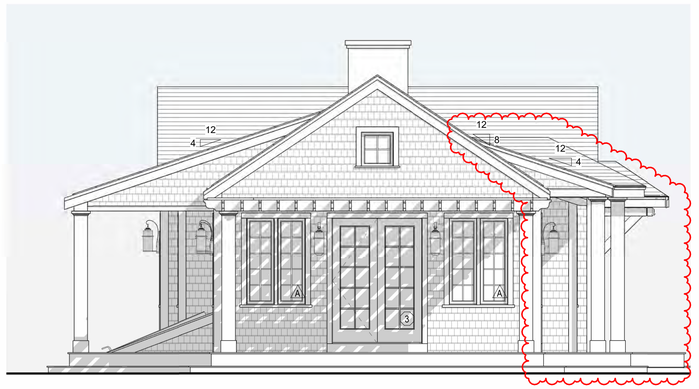
A.1.1

1908

09.09.2024



1 North Elevation
1/4" = 1'-0"



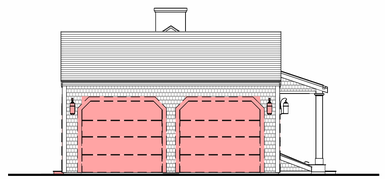
2 East Elevation
1/4" = 1'-0"



North Elevation - Existing & Demo
1/8" = 1'-0"



East Elevation - Existing & Demo
1/8" = 1'-0"

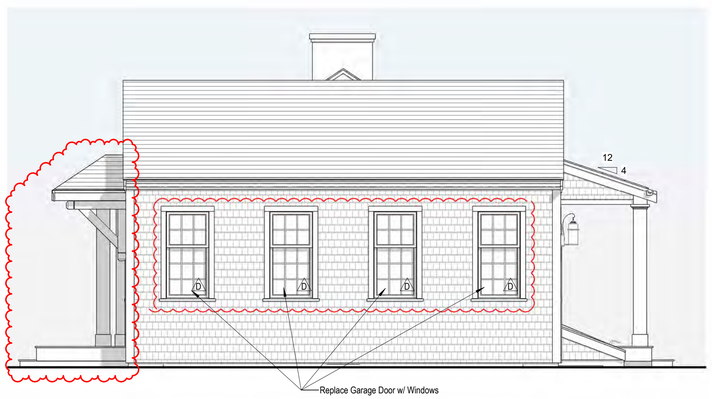


West Elevation - Existing & Demo
1/8" = 1'-0"



South Elevation - Existing & Demo
1/8" = 1'-0"

HDC Submission



3 West Elevation
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"

1908

Werner Residence

25 Sankaty Head / Guest House
Nantucket, MA 02554

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	48 / 3
Current Zoning:	LUG 3
Minimum Frontage:	200 ft
Front Setback:	35 ft
Side/Rear Setback:	20 ft
Lot Size:	155,576 sq.ft.
Min. Lot Size:	120, 000 sq.ft.
Allowable G.C.:	3%
Existing G.C.:	No Change
Proposed G.C.:	---
Total Proposed G.C.:	---

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

Sk.5 Septic Room Count Diagram
G.1.1 Cover Sheet
A.1.1 First Floor Plan
A.2.1 Exterior Elevations

Revisions

Revision 1 Date 1

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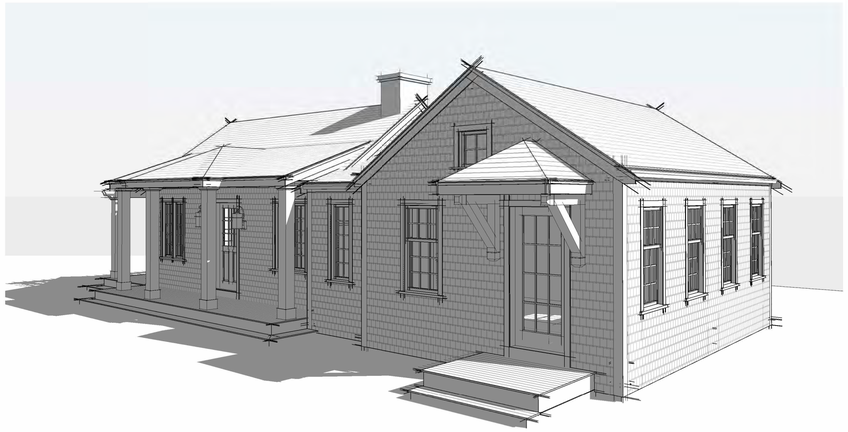
A.2.1

1908

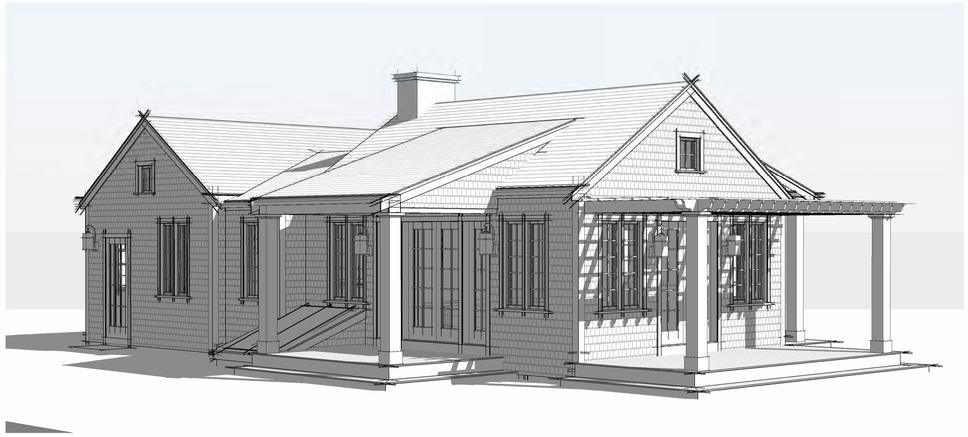
09.09.2024



1 South Perspective



2 East Perspective



3 West Perspective



4 North Perspective

HDC Submission

1908

Werner Residence

25 Sankaty Head / Guest House
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
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Exterior Perspectives

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Proposed G.C.:	---
Total Proposed G.C.:	---

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

Revisions

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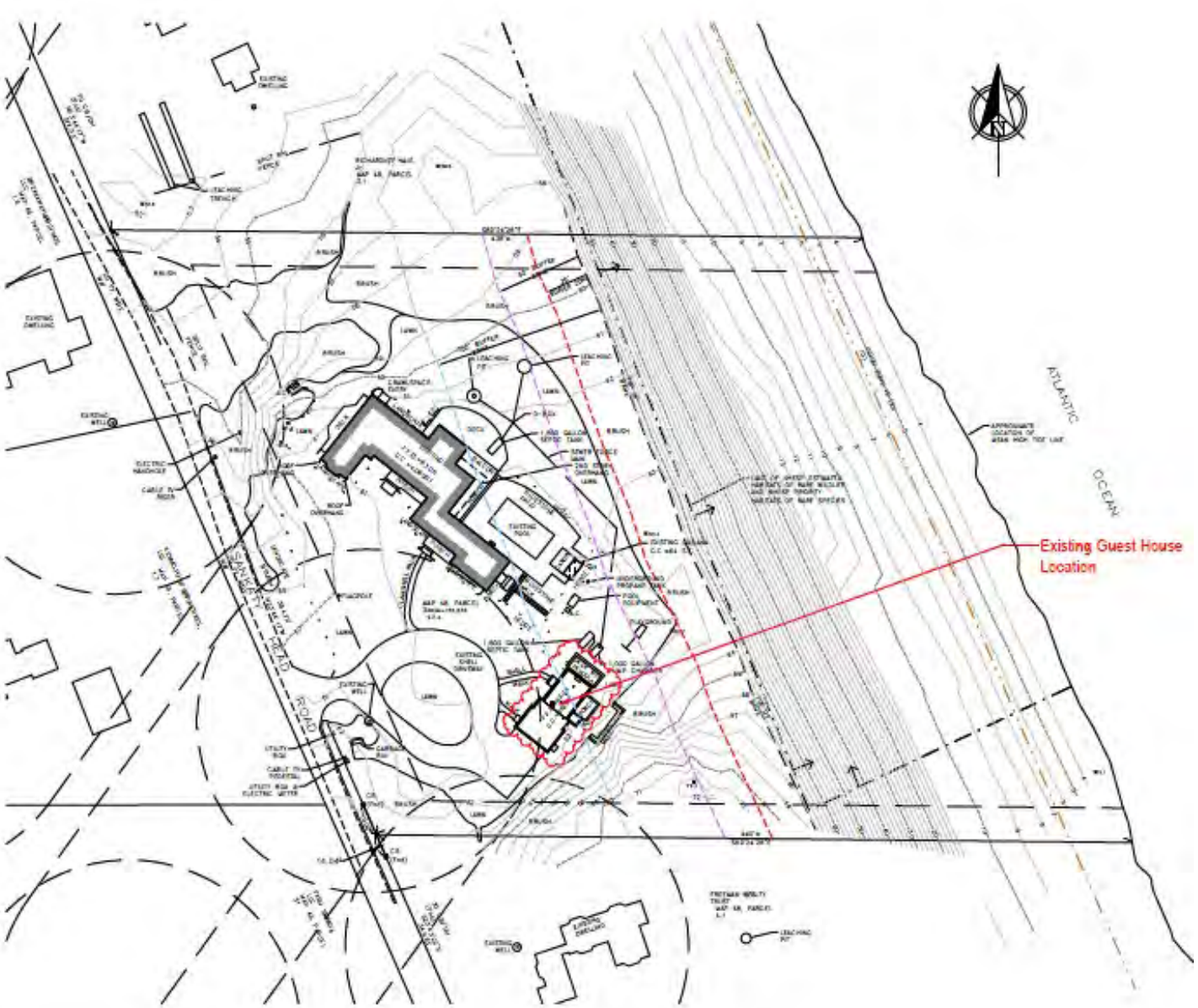
D.1.1

1908

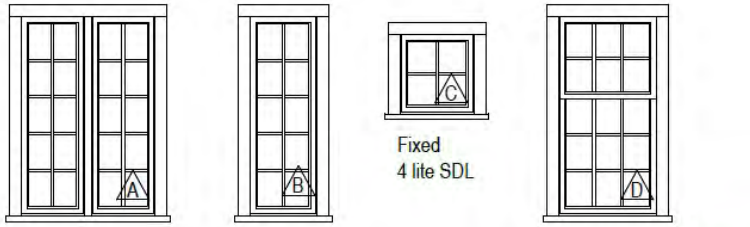


1 Locus Map
1/2" = 1'-0"

WINDOW & DOOR NOTES
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ SF Ratios of 30 or Greater Required



4 Site Plan
1" = 40'-0"



Casement
10 lite SDL

Casement
10 lite SDL

Fixed
4 lite SDL

Double Hung / Cottage
6 / 9 lite SDL

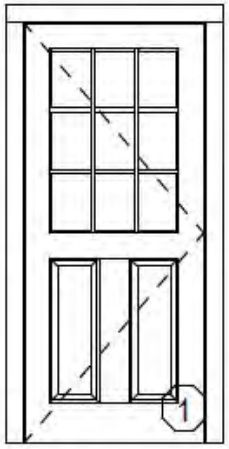
2 Window Legend

1/4" = 1'-0"

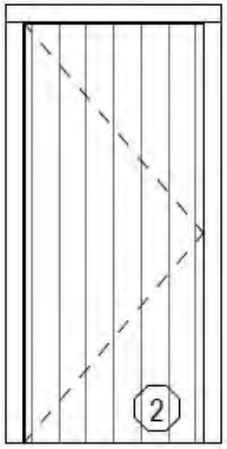
WINDOW SCHEDULE				
WINDOW	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
D	5	2'-7"	4'-11"	≥ 30

WINDOW & DOOR NOTES

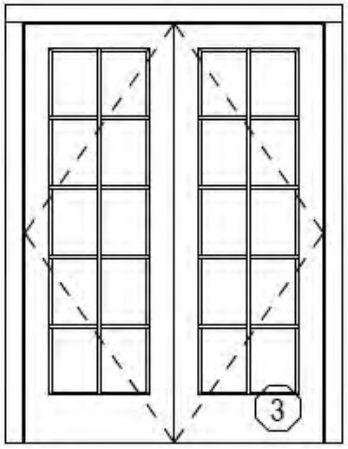
1. Impact Resistant Glazing Required or Plywood Cutouts Meeting The Requirements Specified in IRC 2015 R301.2.1.2 "Protection of Openings"
2. Windows w/ DP Rating of 30 or Greater Required
3. Contractor to Confirm New Windows & Doors Match Existing Rough Openings Prior to Placing Order
4. Refer To Plan For Tempered Glass Locations; Contrator To Verify Tempered Windows Are Provided Where Required
5. Contractor Shall Install Self Adhesive Flexible Window Flashing by Grace or Equal
6. General Contractor to Verify All Egress Windows Have @ Least 20"x24" Clear Opening & Are In Accordance w/ Massachusetts Minimum Egress Requirements
7. General Contractor To Verify Window & Door Order Matches Or Exceeds Required Energy Ratings Per ResCheck Calculation
8. Contractor Shall Provide Architect w/ Window & Door Quote For Quantity & Type Verification Prior To Order
9. Contractor To Verify All Window & Door Colors As Quoted Match The Latest HDC Approval Prior To Order
10. The Unit Measurements Given In this Document Are For A Guide Only
11. Due To Slight Discrepancies & Changes In Manufacturing, Contractors Must Verify Rough Opening Dimensions Of All Windows & Doors w/ Manufacturer Prior Framing



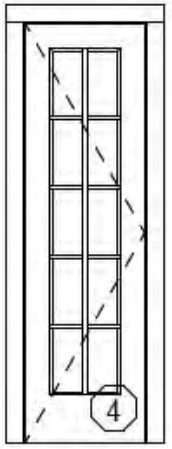
3'0" X 7'0"
2 Panel 9 lite
SDL



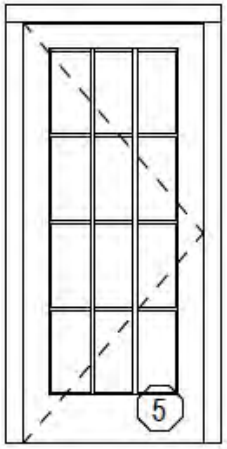
3'0" X 7'0"
V-Groove



2'6" X 7'0"
10 Lite SDL



2'0" X 7'0"
10 Lite SDL

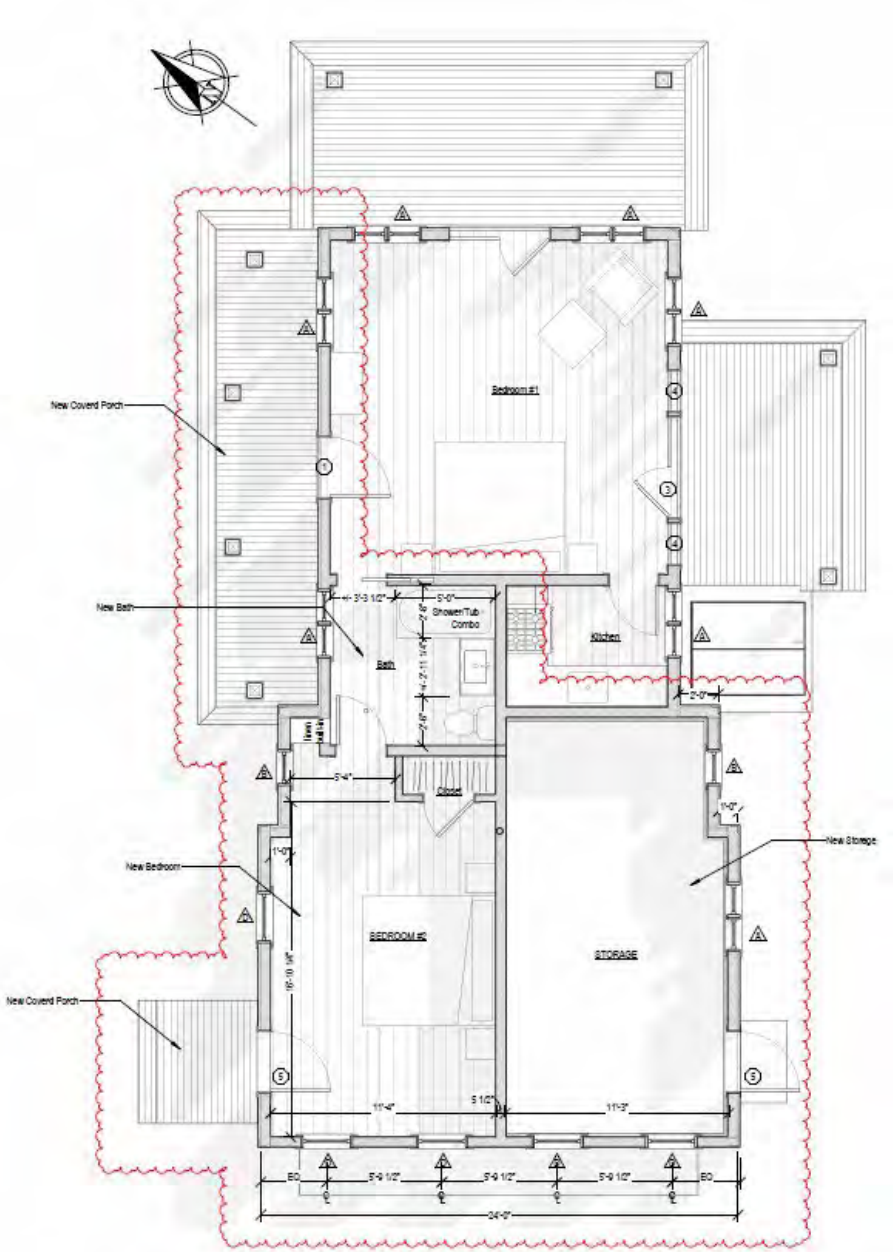


3'0" X 7'0"
9 lite SDL

3 Door Legend

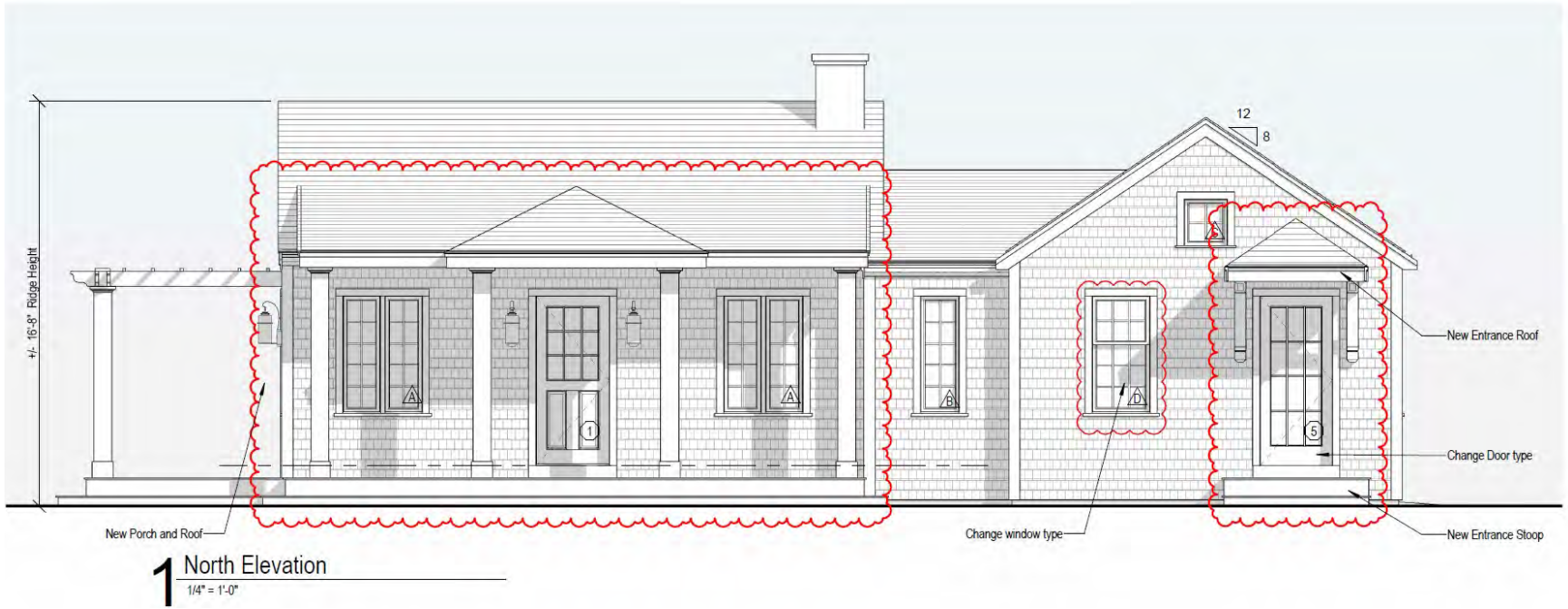
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE				
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	DP RATING
5	2	3'-0"	7'-0"	≥ 30



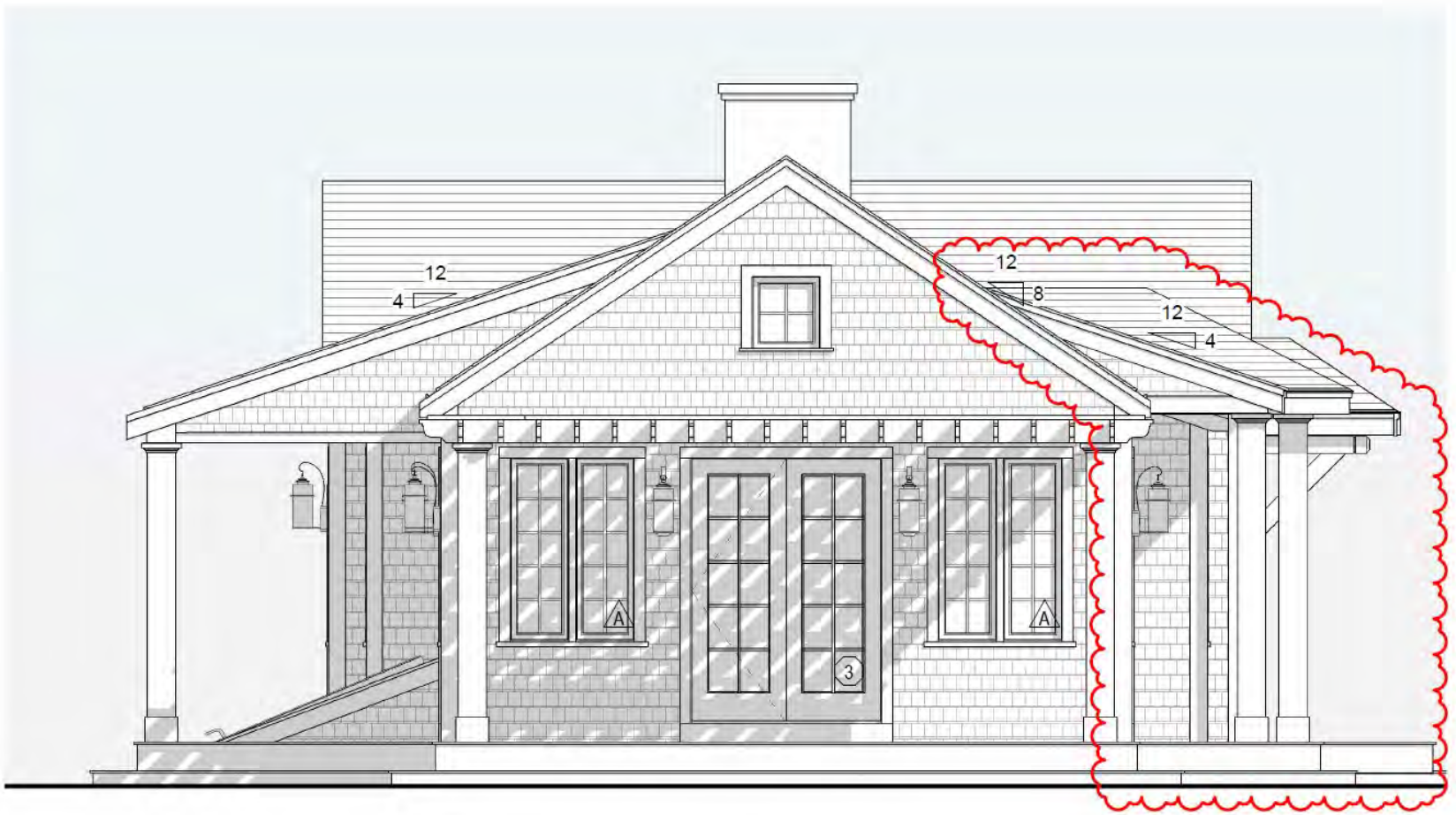
1 Proposed First Floor Plan

1/4" = 1'-0"



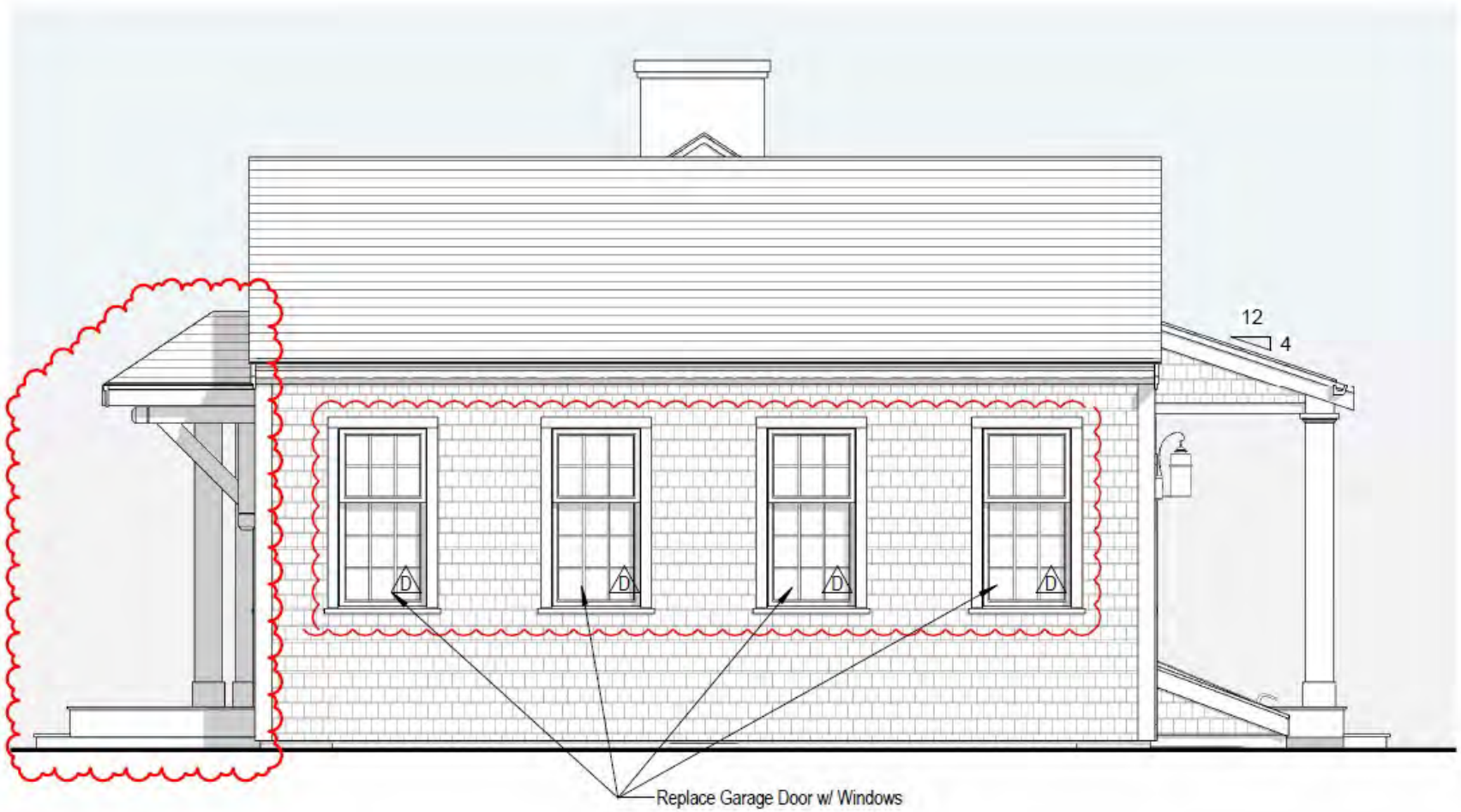
1 North Elevation

1/4" = 1'-0"



2 East Elevation

1/4" = 1'-0"



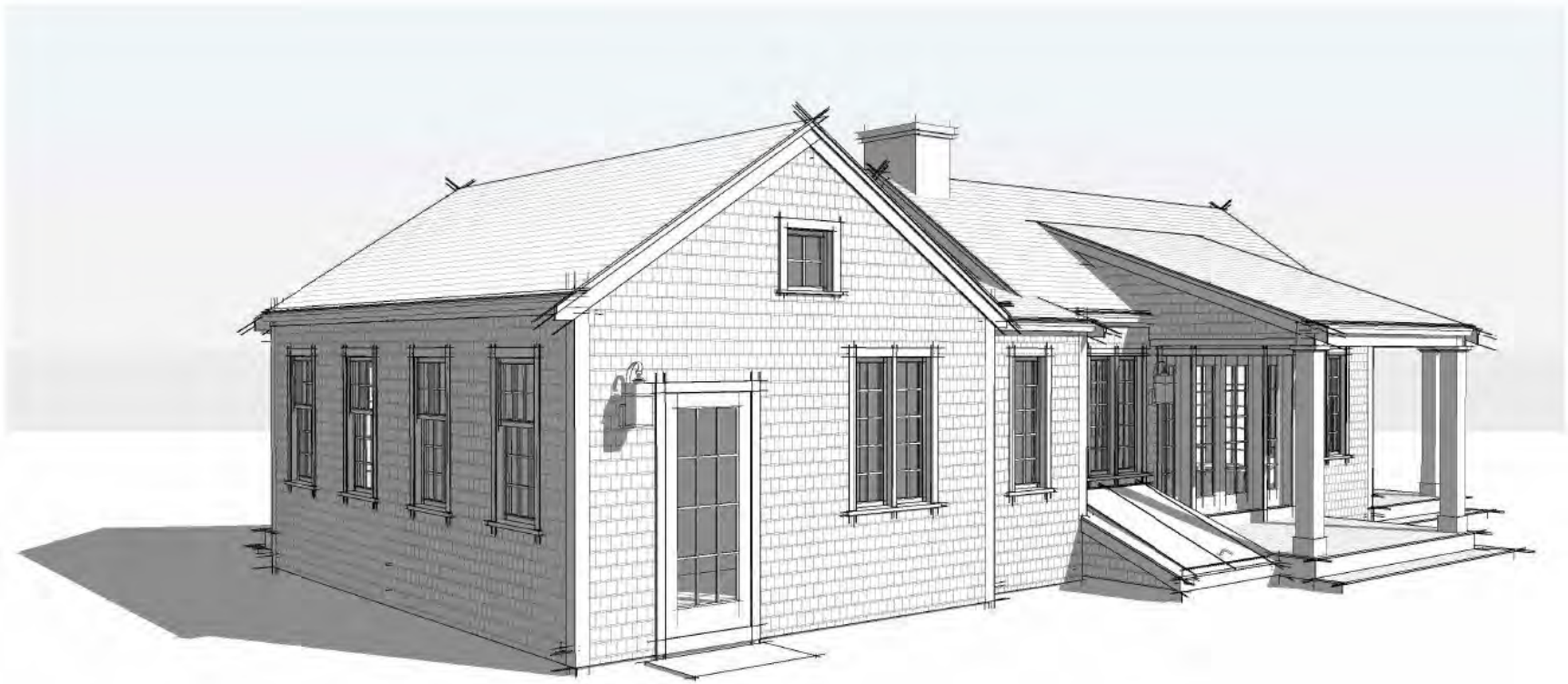
3 West Elevation

1/4" = 1'-0"



4 South Elevation

1/4" = 1'-0"



1 South Perspective



2 East Perspective



3 West Perspective



4 North Perspective

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.4 PARCEL N°. 21

Street & Number of Proposed Work: 5 COFFIN ST. Sias (COTTAGE)

Owner of record: 2538970 Ontario Inc.

Mailing Address: 765 Westney Road South
Ajax, Ontario L1S 6W1

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2024-02-9958
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Fenestration Modification

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Fenestration Modification
2. South Elevation " "
3. West Elevation " "
4. North Elevation " "

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural TME
Trim Gray Sash White - TME Doors Painted - Color TME
Deck Natural Foundation Natural - TME Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR 2538970 Ontario Inc.

STREET ADDRESS 5 Coffin Street Sias

MAP/PARCEL 73.1.4 / 21

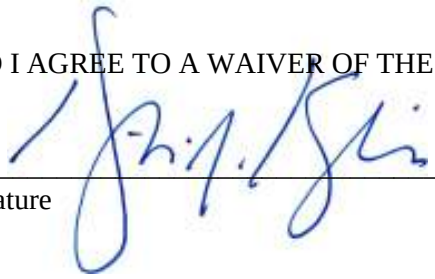
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature

September 9, 2024
Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)

Marc Lebel

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

5 COFFIN SIAS ST

Location	5 COFFIN SIAS ST	**Mblu**	7314/ / 21/ /
Acct#	00011936	**Owner**	2538970 ONTARIO INC
Assessment	$4,351,800	**PID**	11936
Building Count	2		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$2,659,100	$1,692,700	$4,351,800

Owner of Record

Owner	2538970 ONTARIO INC	**Sale Price**	$4,795,000
Co-Owner		**Certificate**	
Address	765 WESTNEY RD SOUTH AJAX , ON L1S 6W1	**Book & Page**	1899/321
		Sale Date	06/15/2022
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
2538970 ONTARIO INC	$4,795,000		1899/321	00	06/15/2022
HAMILTON PAMELA DYER	$0		1816/258	99	04/16/2021
HAMILTON PAMELA DYER	$3,025,000		01679/0055	00	01/11/2019
STAHLER LYNNE S & JOHN C TRST	$0		00940/0036	99	02/09/2005
STAHLER LYNNE S	$315,000		00425/0184	05	09/16/1993

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	2,108
Replacement Cost:	$2,429,318
Building Percent Good:	88
Replacement Cost Less Depreciation:	$2,137,800

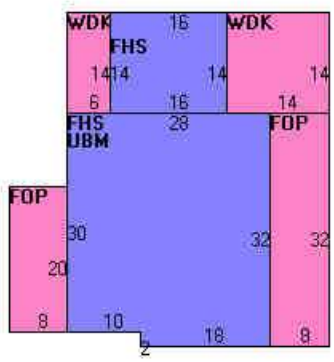
Building Attributes	
Field	**Description**
Style:	Custom Built
Model	Residential
Grade:	Excellent
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	4
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\5%20coffin_3

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11936_13

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,100	1,100
TQS	Three Quarter Story	1,064	798
FBM	Basement, Finished	300	210
FOP	Porch, Open, Finished	416	0
STP	Stoop	28	0
UBM	Basement, Unfinished	576	0
WDK	Deck, Wood	336	0
		3,820	2,108

Building 2 : Section 1

Year Built:	1994
Living Area:	450
Replacement Cost:	$564,756
Building Percent Good:	90
Replacement Cost Less Depreciation:	$508,300

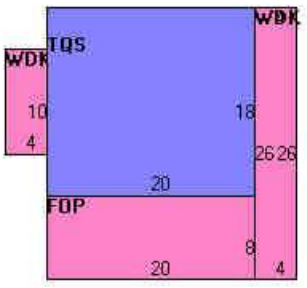
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Guest Quarters
Model	Residential
Grade:	Excellent
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(https://images.vgsi.com/photos/NantucketMAPhotos//\0031\5%20coffin2r_

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/11936_136

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
TQS	Three Quarter Story	360	270
BAS	First Floor	180	180
FGR	Garage, Finished	180	0
FOP	Porch, Open, Finished	160	0
WDK	Deck, Wood	144	0
		1,024	450

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL2	1.5 STORY CHIM	1.00 UNITS	$9,000	1

Land

Land Use

Use Code	1090
Description	MULTI HSES M01
Zone	SR20
Neighborhood	775
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.25
Frontage	0
Depth	0
Assessed Value	$1,692,700

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
SHD1	SHED FRAME			120.00 S.F.	$2,300	1
PAT2	PATIO-GOOD			84.00 S.F.	$1,700	2

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$2,659,100	$1,692,700	$4,351,800
2023	$2,164,200	$1,501,100	$3,665,300
2022	$1,872,000	$1,019,200	$2,891,200
2021	$1,897,500	$1,111,900	$3,009,400
2020	$1,130,100	$1,111,900	$2,242,000

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5 Coffin Street Cottage

5 Coffin Street Sias
Nantucket, MA 02554

Zoning Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 FT
Front Setback:	30 FT
Side/Rear Setback:	10 FT / 10 FT

Existing Conditions

Date: 09.09.24

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emerituslld.com



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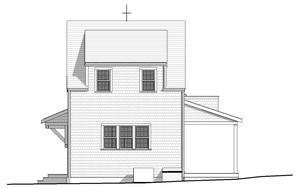


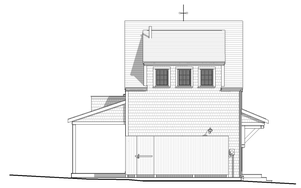
South Elevation



West Elevation

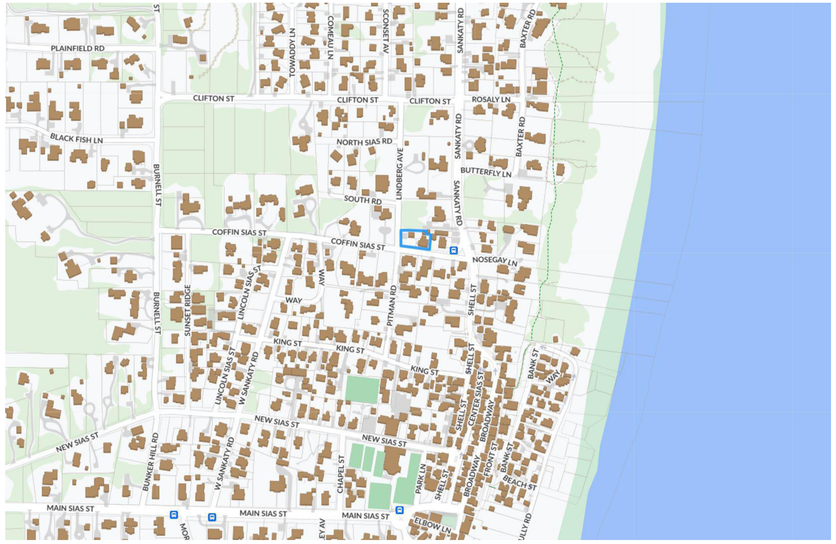


East Elevation

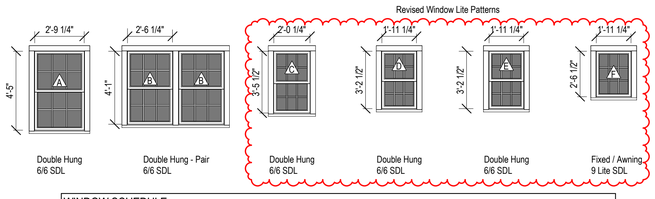


North Elevation

HDC Submission 09.06.24



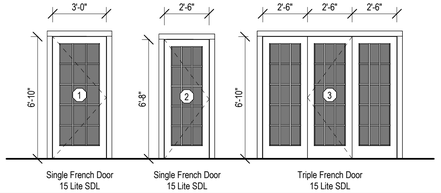
Locus Map



WINDOW SCHEDULE					
WINDOW	QUANTITY	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	3	Andersen	A-Series	Double Hung - 6/6	≥ 30
B	2	Andersen	A-Series	Double Hung - 6/6	≥ 30
C	5	Andersen	A-Series	Double Hung - 6/6	≥ 30
D	2	Andersen	A-Series	Double Hung - 6/6	≥ 30
E	2	Andersen	A-Series	Double Hung - 6/6	≥ 30
F	3	Andersen	A-Series	Fixed / Awning 9 Lite	≥ 30

Window Legend

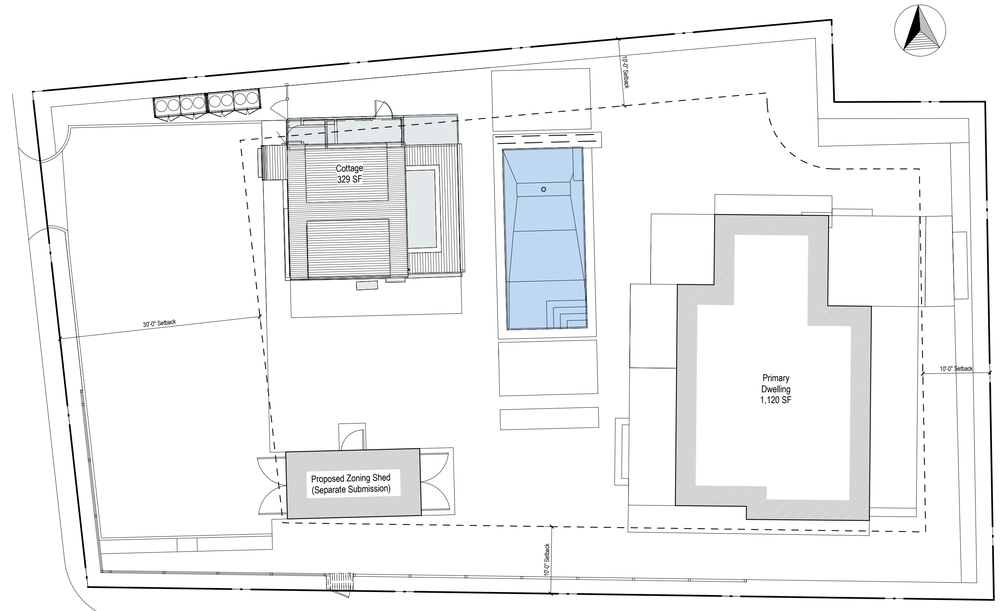
1/4" = 1'-0"



EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-0"	6'-10"	Andersen	400 Series	Single French 15 Lite	≥ 30
2	1	2'-6"	6'-8"	Andersen	400 Series	Single French15 Lite	≥ 30
3	1	7'-6"	6'-10"	Andersen	400 Series	Triple French15 Lite	≥ 30

Exterior Door Legend

1/4" = 1'-0"



Site Plan

3/32" = 1'-0"

2318

5 Coffin Street Cottage

5 Coffin Street Sias
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emeritus
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Cover Sheet

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 FT
Front Setback:	30 FT
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Lot Size:	11,257 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% / 1,407 SF
Existing G.C.:	1,120 Dwelling + 329 SF Cottage
Proposed G.C.:	0 SF
Total Proposed G.C.:	1,449 SF Total

Sheet Index

SHEET INDEX
G.1.0 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations

Revisions

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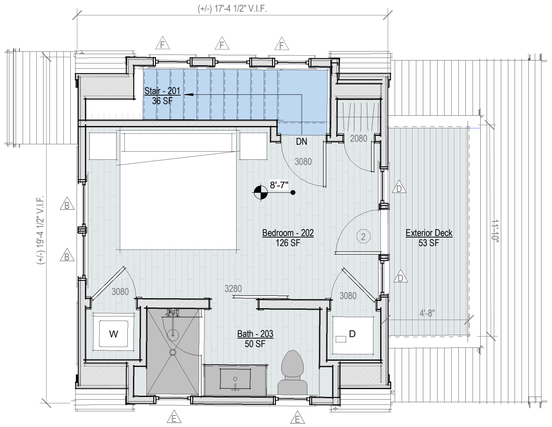
G.1.0

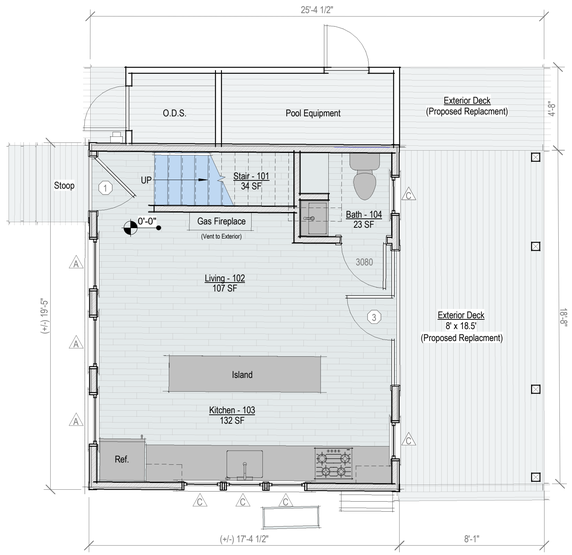
2318

HDC Submission 09.06.24



Second Floor Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2318

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Floor Plans

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A.1.1

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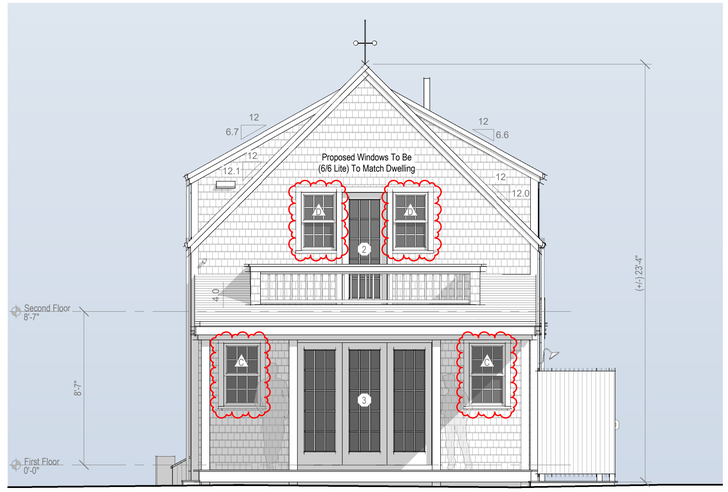
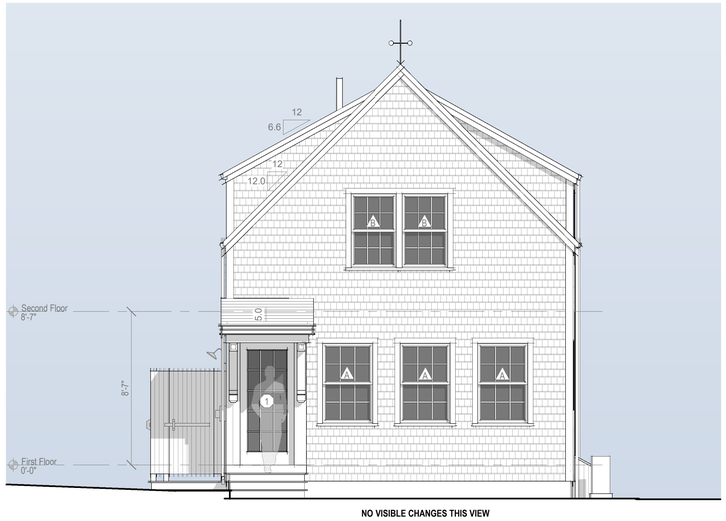
HDC Submission 09.06.24



East Elevation - Proposed

1/4" = 1'-0"

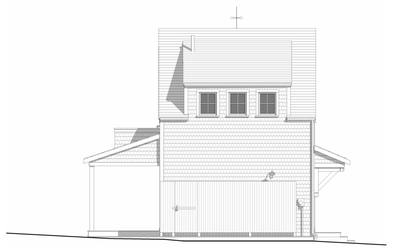


NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"





East Elevations - Previously Approved

1/8" = 1'-0"

North Elevations - Previously Approved

1/8" = 1'-0"



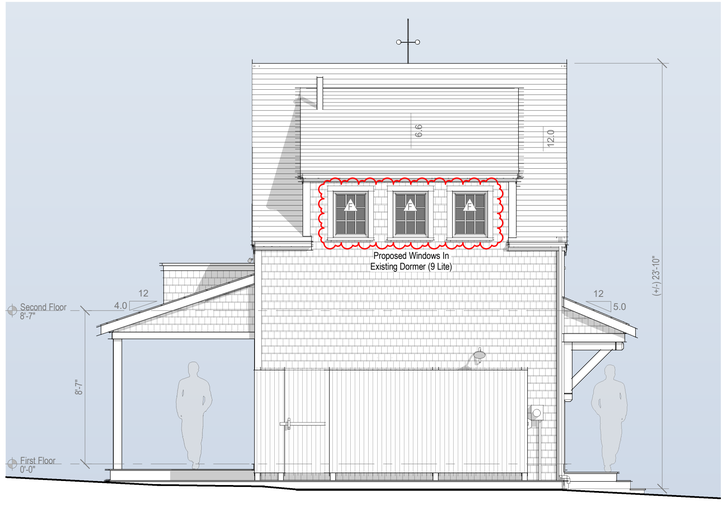


West Elevations - Previously Approved

1/8" = 1'-0"

South Elevations - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

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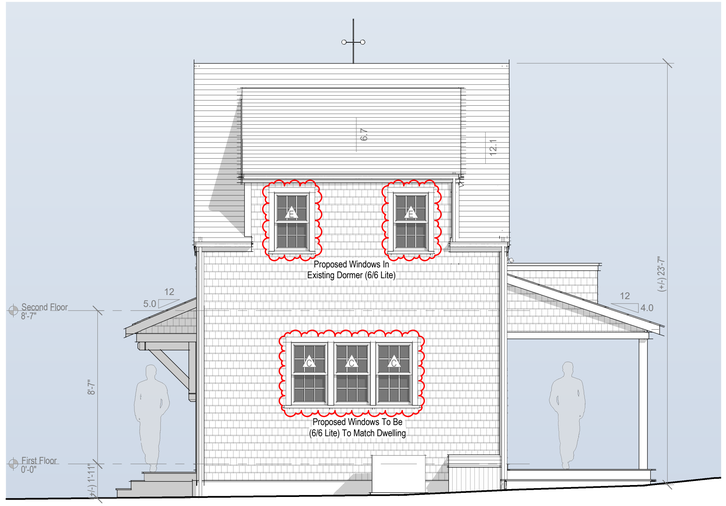

South Elevation - Proposed

1/4" = 1'-0"

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Exterior Elevations

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A.2.1

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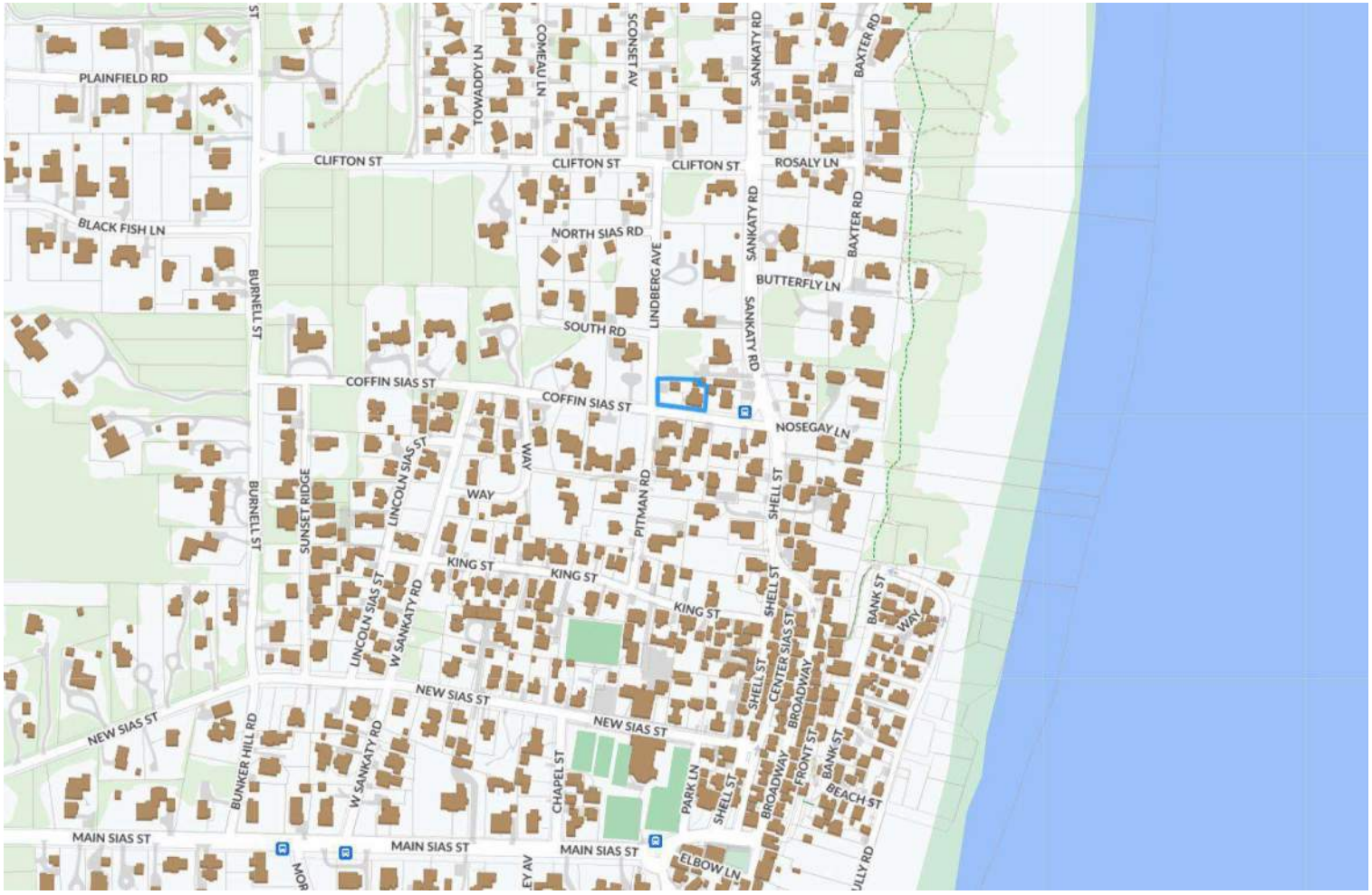
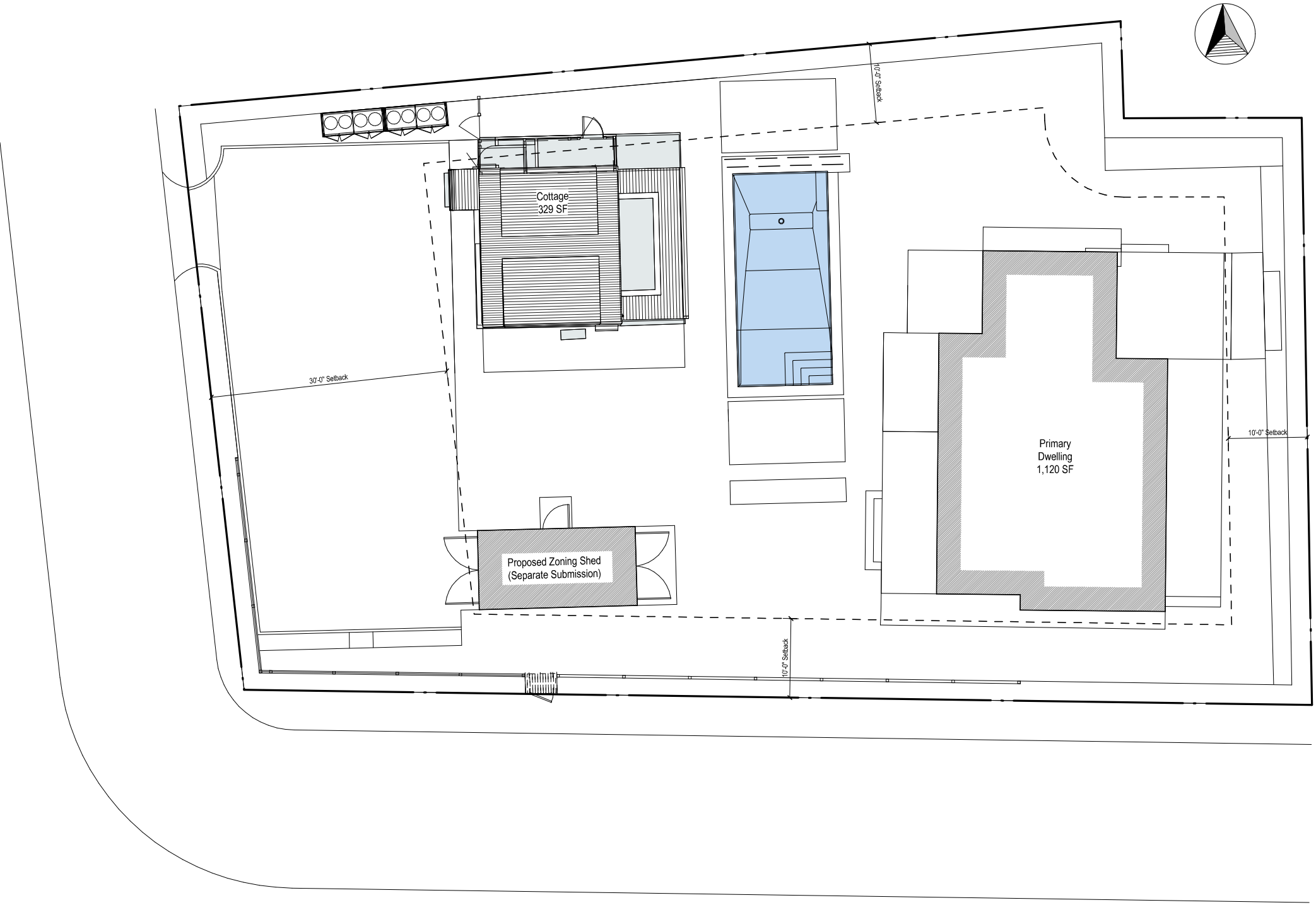


Locus Map



Site Plan

3/32" = 1'-0"



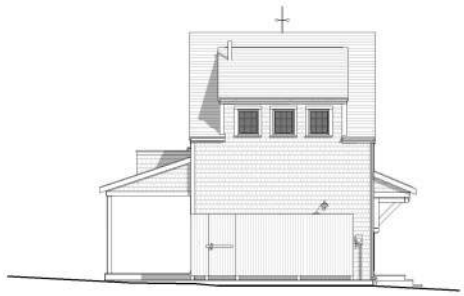
South Elevation



West Elevation

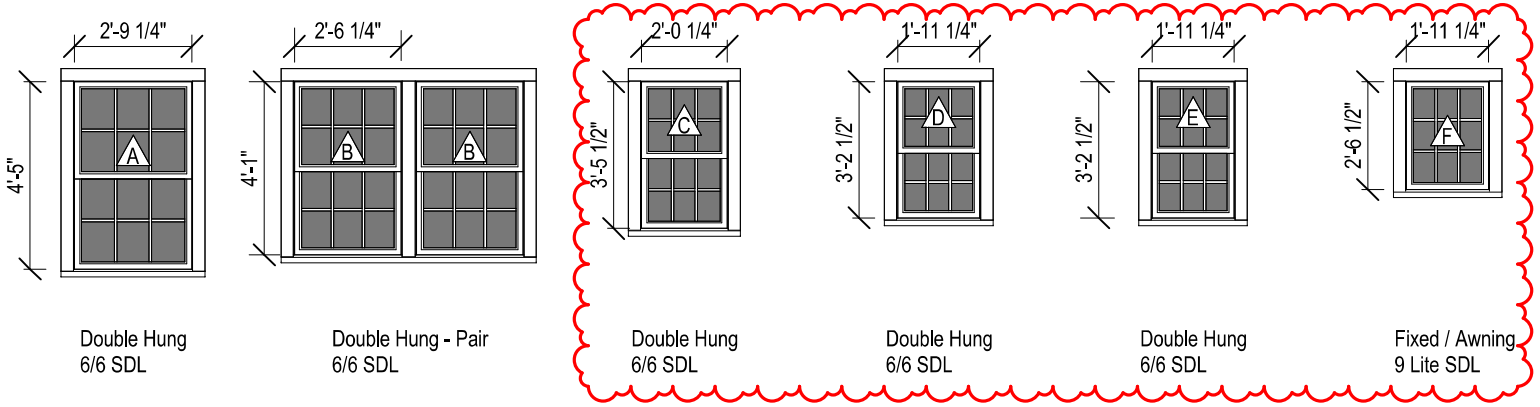


East Elevation



North Elevation

Revised Window Lite Patterns



Double Hung
6/6 SDL

Double Hung - Pair
6/6 SDL

Double Hung
6/6 SDL

Double Hung
6/6 SDL

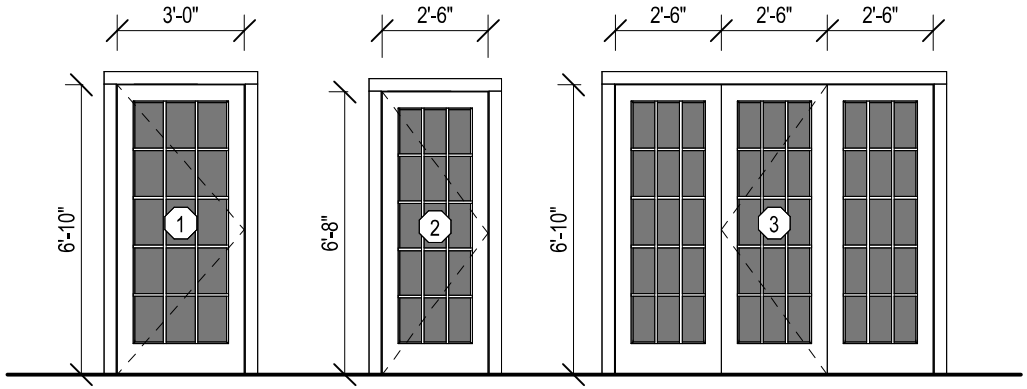
Double Hung
6/6 SDL

Fixed / Awning
9 Lite SDL

WINDOW SCHEDULE					
WINDOW	QUANTITY	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
A	3	Andersen	A-Series	Double Hung - 6/6	≥ 30
B	2	Andersen	A-Series	Double Hung - 6/6	≥ 30
C	5	Andersen	A-Series	Double Hung - 6/6	≥ 30
D	2	Andersen	A-Series	Double Hung - 6/6	≥ 30
E	2	Andersen	A-Series	Double Hung - 6/6	≥ 30
F	3	Andersen	A-Series	Fixed / Awning 9 Lite	≥ 30

Window Legend

1/4" = 1'-0"



Single French Door
15 Lite SDL

Single French Door
15 Lite SDL

Triple French Door
15 Lite SDL

EXTERIOR DOOR SCHEDULE							
DOOR	QUANTITY	UNIT WIDTH	UNIT HEIGHT	MANUFACTURER	MODEL	DESCRIPTION	DP RATING
1	1	3'-0"	6'-10"	Andersen	400 Series	Single French 15 Lite	≥ 30
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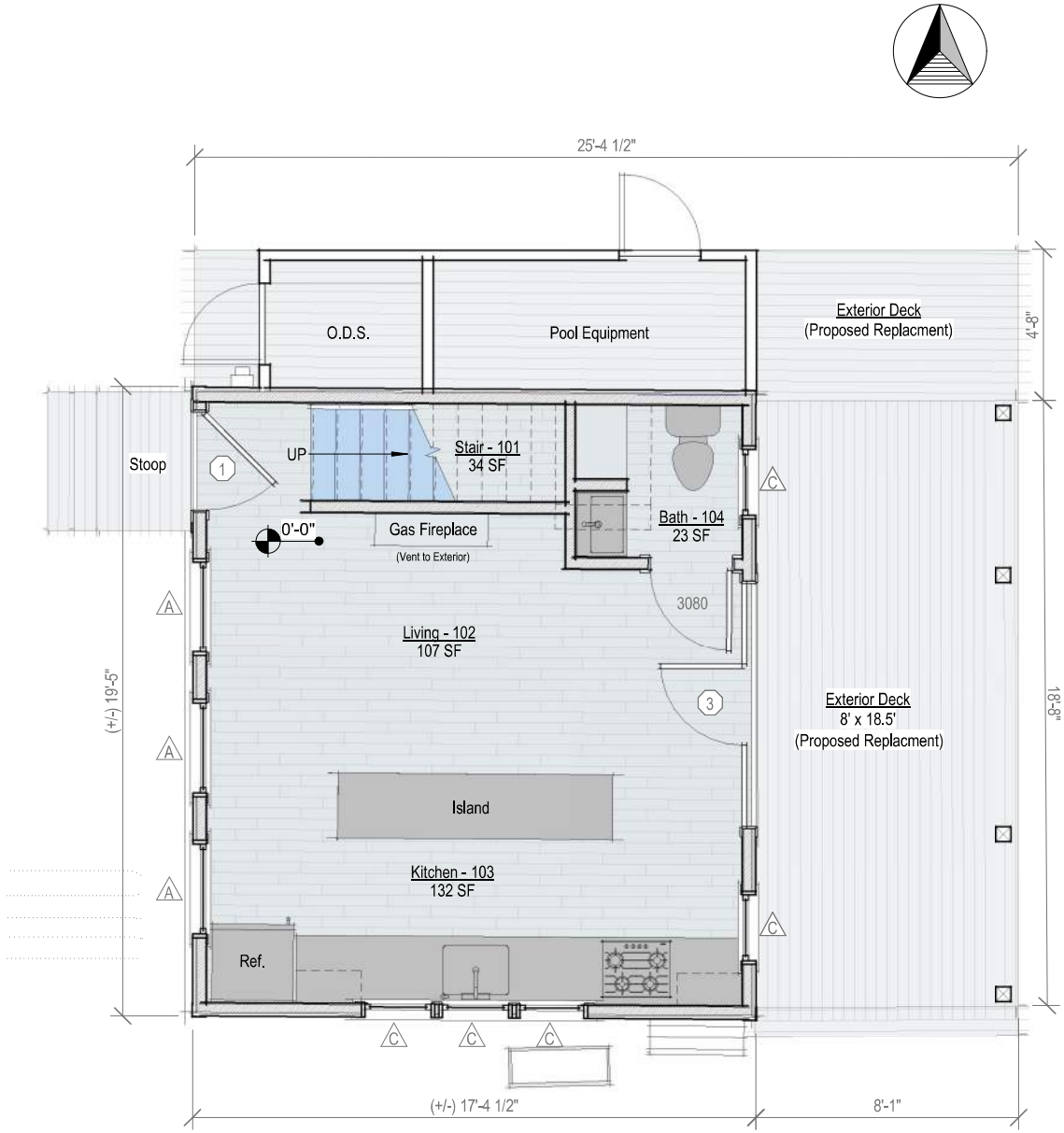
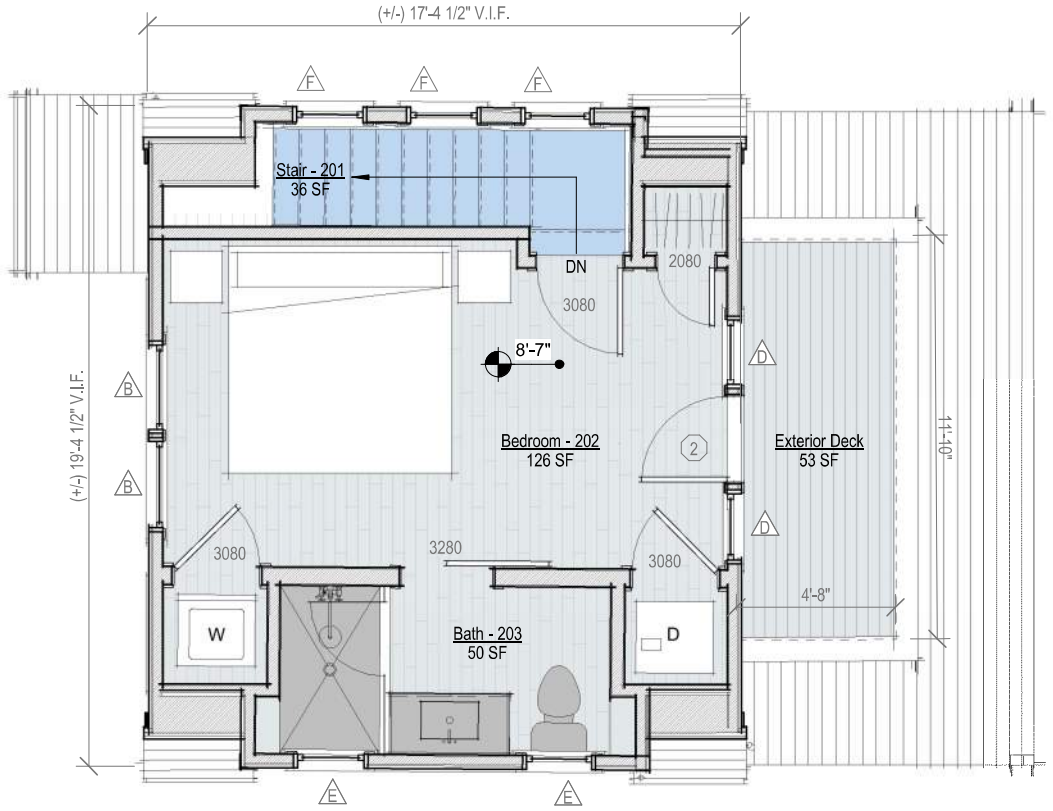
Exterior Door Legend

1/4" = 1'-0"



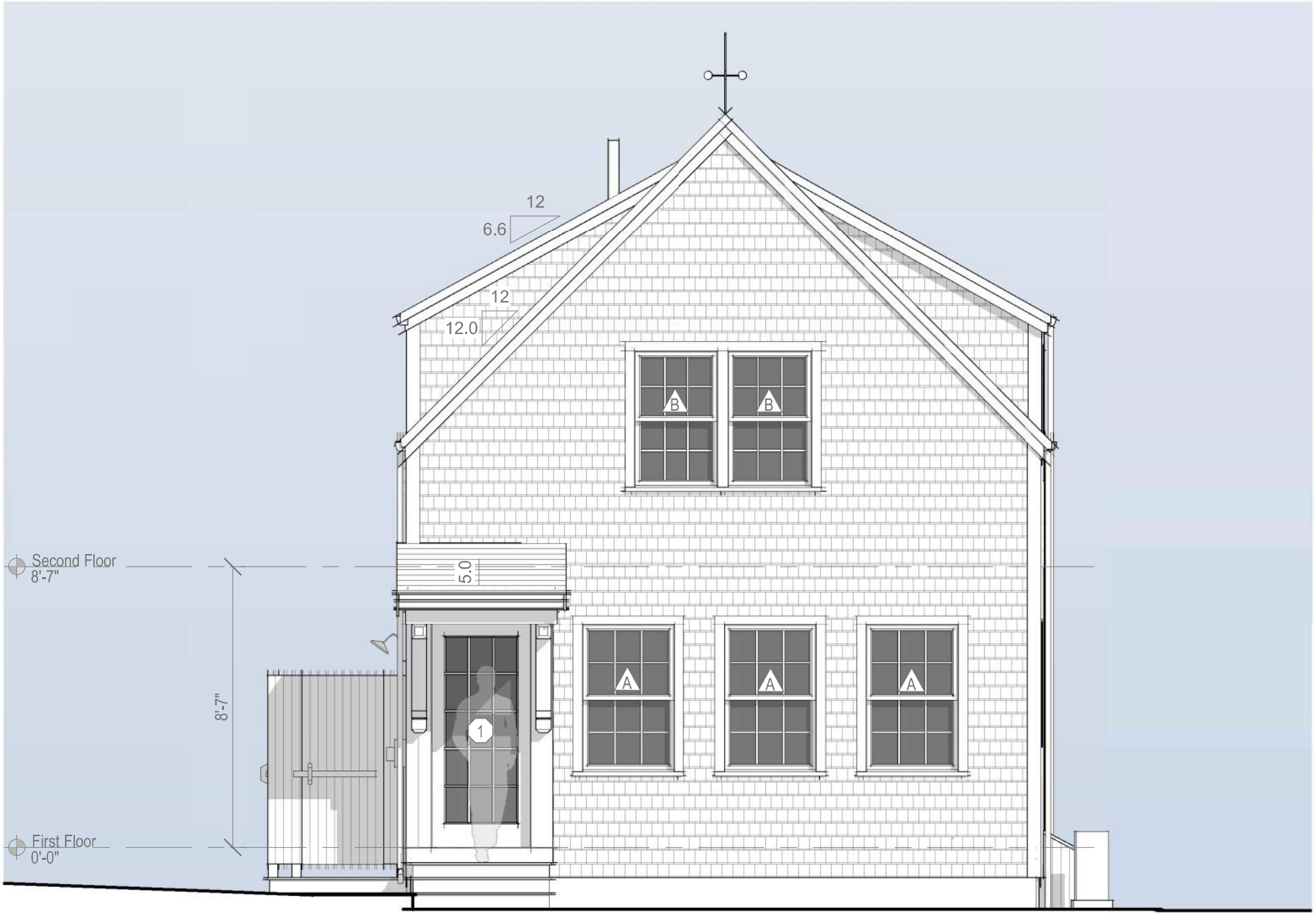
First Floor Plan - Proposed

1/4" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

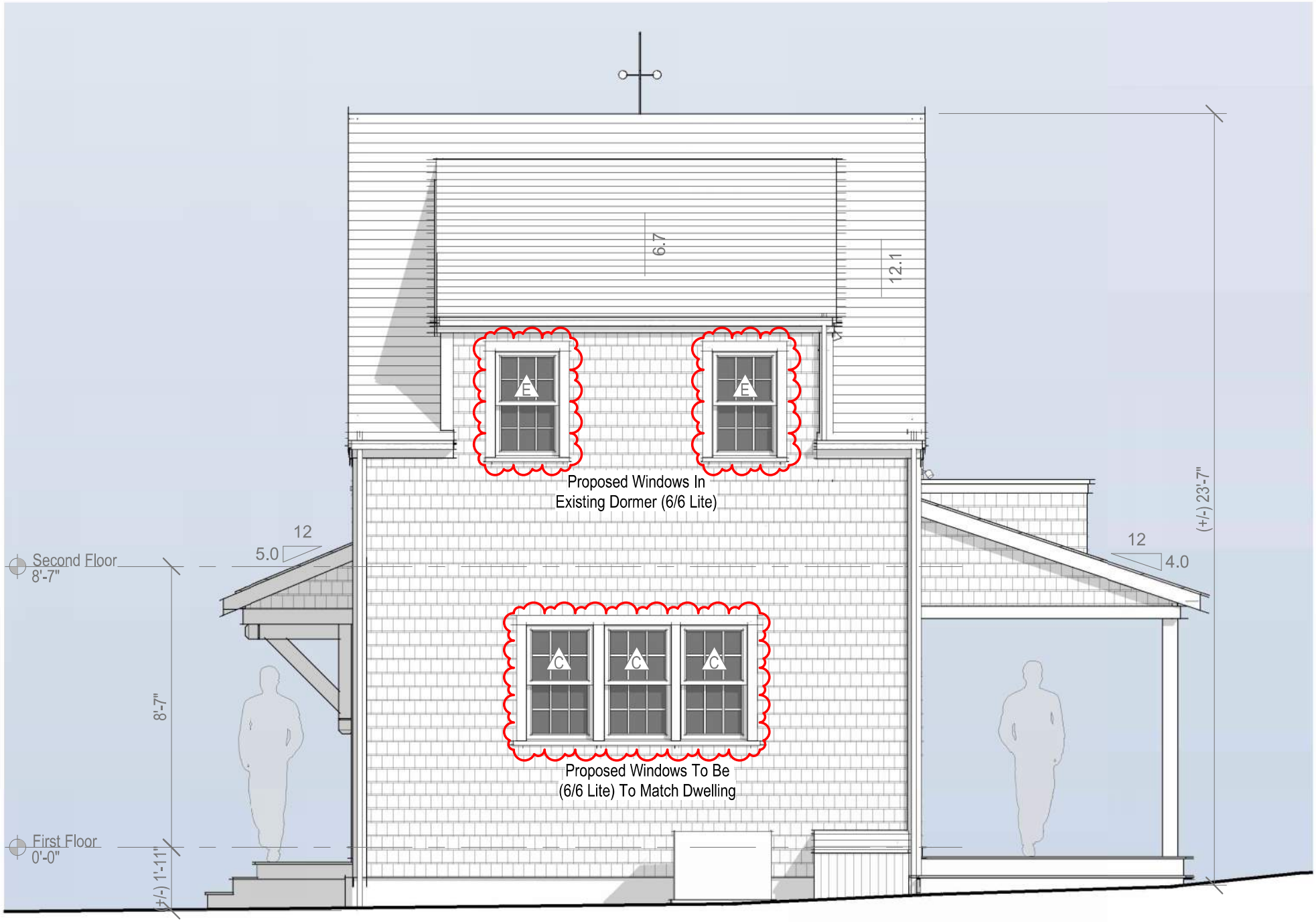
West Elevation - Proposed

1/4" = 1'-0"



West Elevations - Previously Approved

1/8" = 1'-0"



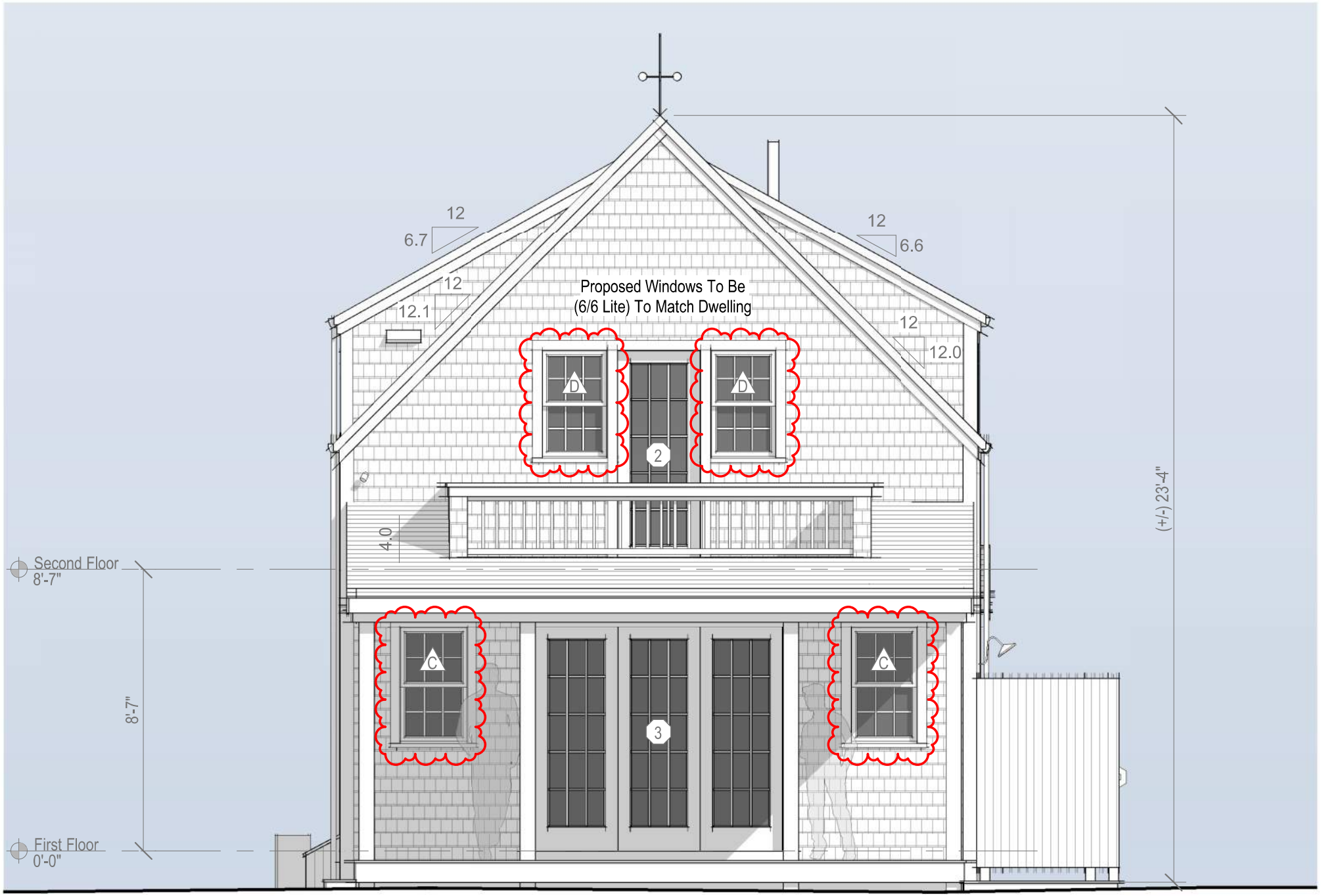
South Elevation - Proposed

1/4" = 1'-0"



South Elevations - Previously Approved

1/8" = 1'-0"



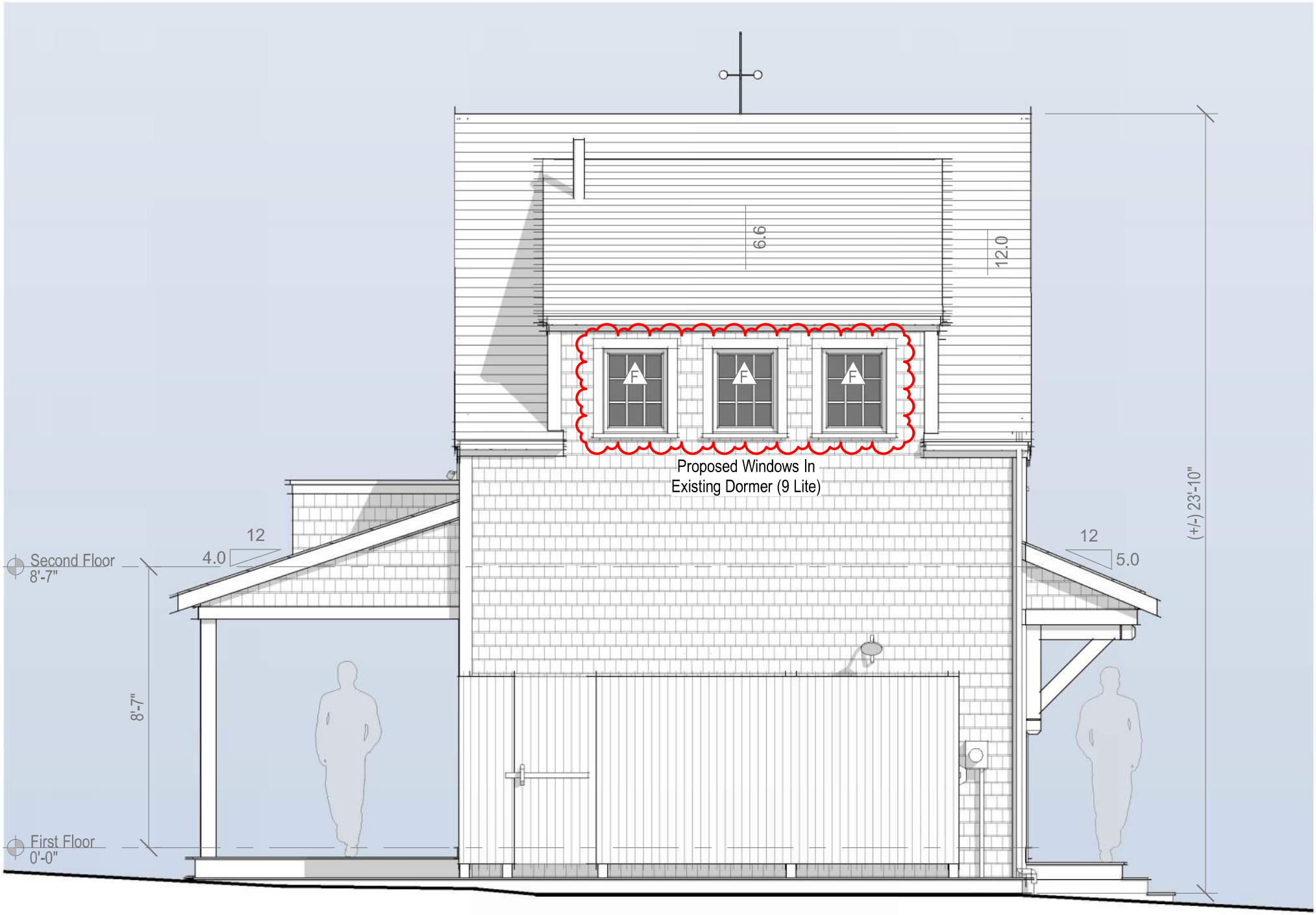
East Elevation - Proposed

1/4" = 1'-0"



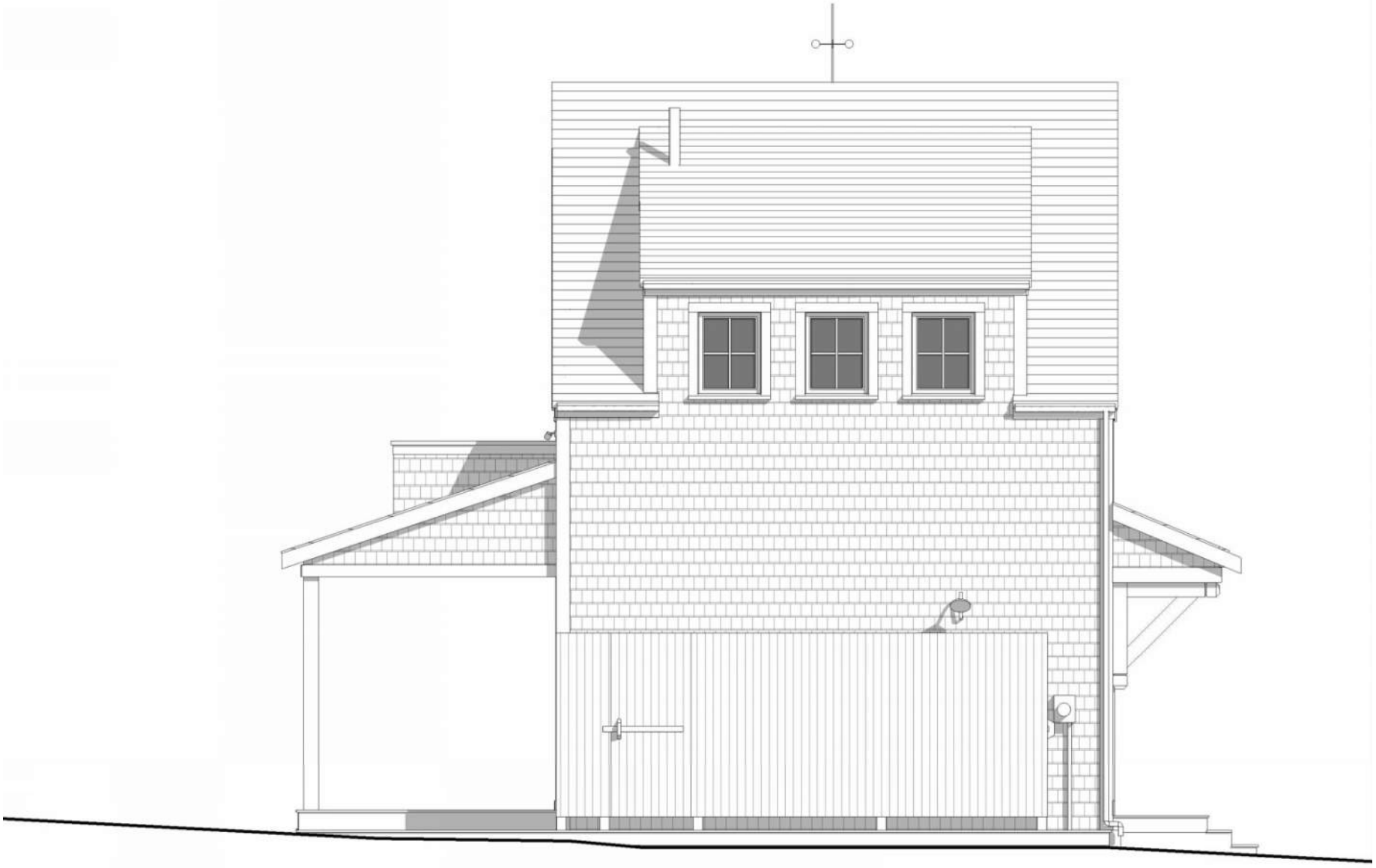
East Elevations - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevations - Previously Approved

1/8" = 1'-0"

CERTIFICATE NO: _____ DATE ISSUED: 3/12/24

HDC1024-02-9958

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 73.1.4 PARCEL N°. 21

Street & Number of Proposed Work: 5 COFFIN ST. Sias - Cottage

Owner of record: 2538970 Ontario Inc.

Mailing Address: 765 WESTNEY Road South
AJAX Ontario L1S 6W1

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Ementus LTD

Mailing Address: 8 Williams Lane
Nantucket MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@ementus development.com

FOR OFFICE USE ONLY 001243

Date application received: 2/14/24 Fee Paid: $ FREE

Must be acted on by: 6/7/24

Extended to: _____

Approved: X Disapproved: _____

Chairman: Roger Reed

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as Submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☑ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Interior & Exterior Alterations (No additional foot print)

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: Ø SF
Width: _____ Sq. footage 2nd floor: Ø SF
Sq. footage 3rd floor: _____

Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Size: 5x13 ☐ 1st floor ☑ 2nd floor

Difference between existing grade and proposed finish grade: North N/A South " East " West "

Height of ridge above final finish grade: North No change South " East " West "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation Add deck, add pent roof, add or replace Fenestration
2. South Elevation Add deck, add pent roof, add or replace Fenestration
3. West Elevation Add Pent roof, add or replace Fenestrations
4. North Elevation Add deck, add pent roof, add or replace Fenestration

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other Painted
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 6" Rake 4" Soffit (Overhang) 4" Corner boards _____ Frieze 4"
Window Casing 4" Door Frame 4" Columns/Posts: Round _____ Square 5 1/2"

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural-TME
Trim Gray Sash White-TME Doors Painted - Color TME
Deck Natural Foundation Natural-TME Fence _____ Shutters _____

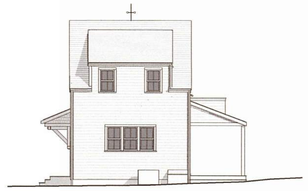
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

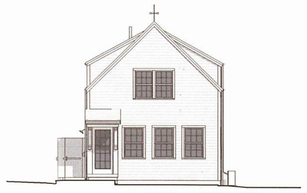
Date 2/14/24 Signature of owner of record _____ Signed under penalties of perjury

5 Coffin Street Cottage

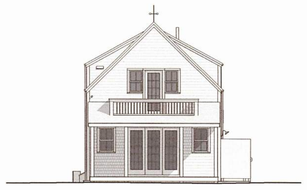
5 Coffin Street Sias
Nantucket, MA 02554



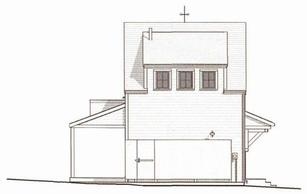
South Elevation



West Elevation



East Elevation



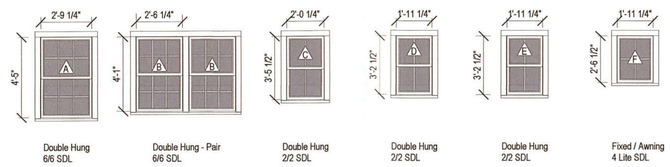
North Elevation

02.12.24

HDC Submission



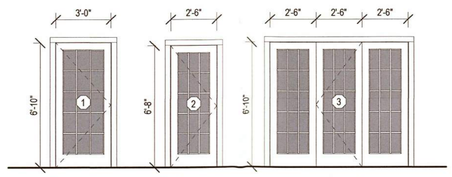
Locus Map



Double Hung 6/6 SDL | Double Hung - Pair 6/6 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Double Hung 2/2 SDL | Fixed / Awning 4 Lite SDL

Window Legend

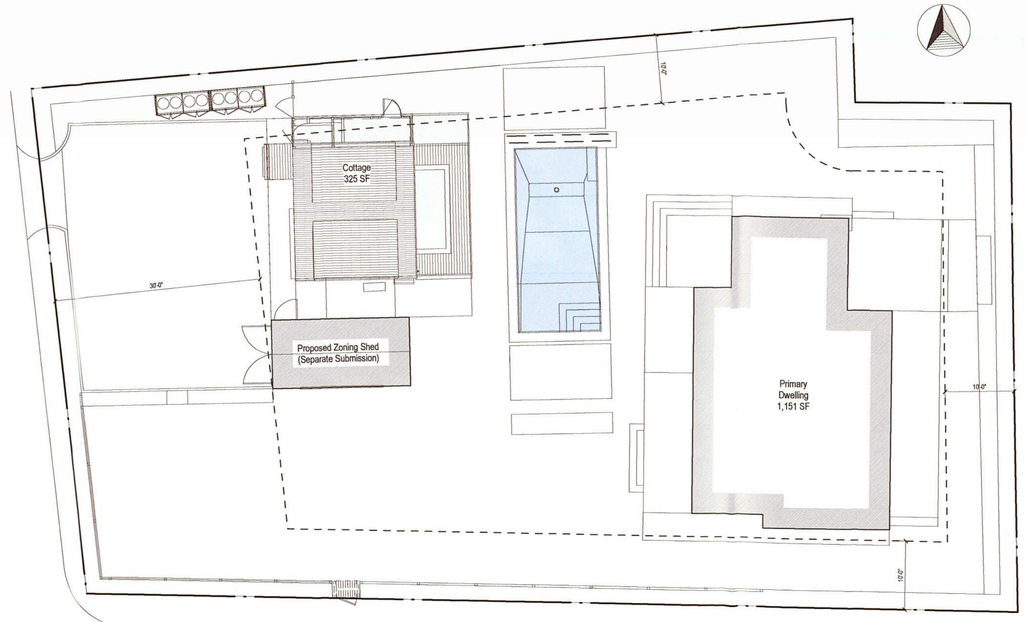
1/4" = 1'-0"



Single French Door 15 Lite SDL | Single French Door 15 Lite SDL | Triple French Door 15 Lite SDL

Exterior Door Legend

1/4" = 1'-0"



Site Plan

3/32" = 1'-0"

2318

5 Coffin Street Cottage

5 Coffin Street Sias
Nantucket, MA 02554

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Cover Sheet

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 FT
Front Setback:	30 FT
Side/Rear Setback:	10 FT / 10 FT
Lot Size:	10,980 SF
Min. Lot Size:	20,000 SF
Allowable G.C.:	12.5% / 1,373 SF
Existing G.C.:	1,151 Dwelling + 326 SF Cottage
Proposed G.C.:	0 SF
Total Proposed G.C.:	1,477 SF Total

Sheet Index

SHEET INDEX

G.1.0 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations

HDC 2024 -02-9958

Without HDC Approva

Revisions

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FEB 14 2024
By

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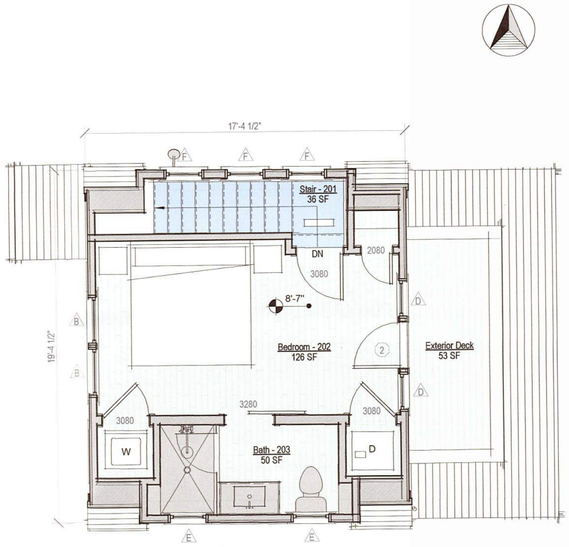
G.1.0

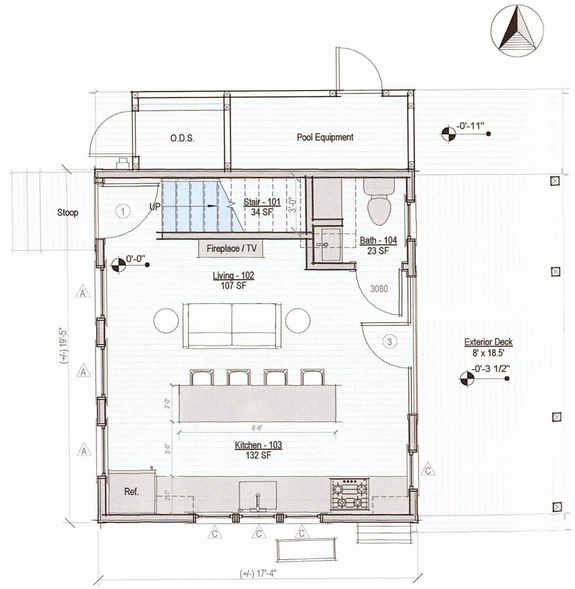
2318

HDC Submission 02.12.24



Second Floor Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2318

5 Coffin Street Cottage

5 Coffin Street Sias
Nantucket, MA 02554

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Floor Plans

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 FT
Front Setback:	30 FT
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HDC 2024 - 02 - 9958

Without HDC Approval

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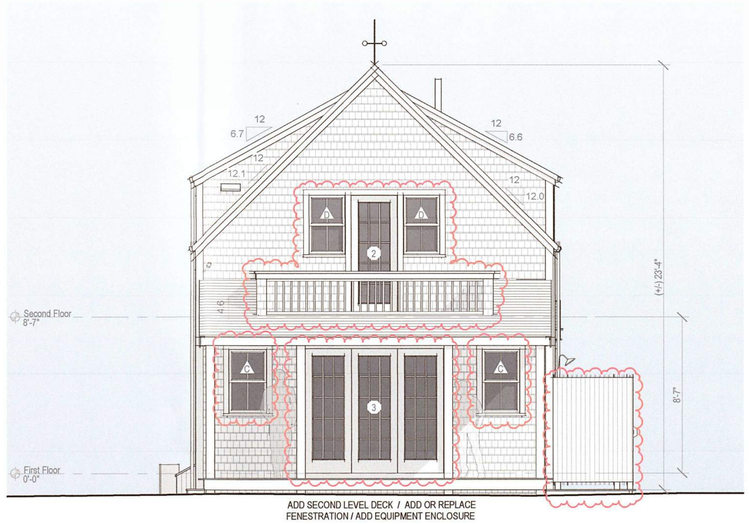
A.1.1

2318

02.12.24

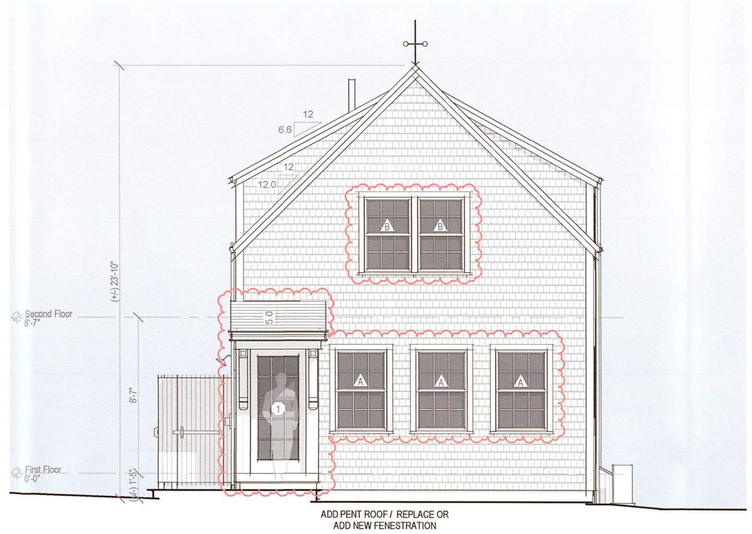
HDC Submission



ADD SECOND LEVEL DECK / ADD OR REPLACE
FENESTRATION / ADD EQUIPMENT ENCLOSURE

East Elevation - Proposed

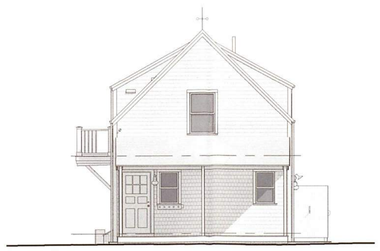
1/4" = 1'-0"



ADD PENT ROOF / REPLACE OR
ADD NEW FENESTRATION

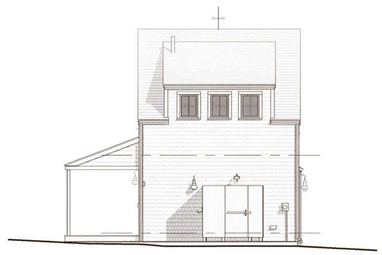
West Elevation - Proposed

1/4" = 1'-0"



East Elevation - Existing

1/8" = 1'-0"



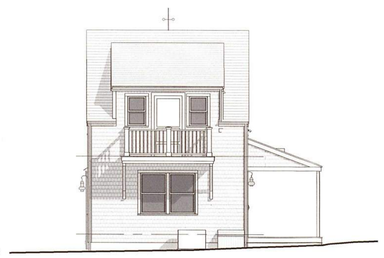
North Elevation - Existing

1/8" = 1'-0"



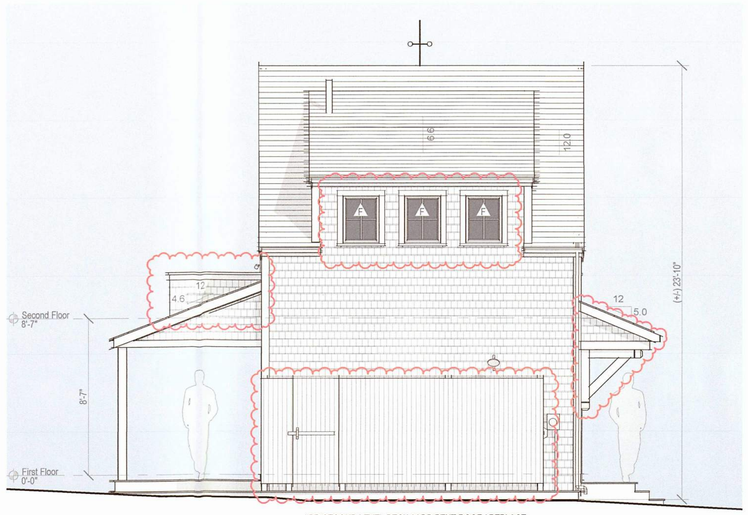
West Elevation - Existing

1/8" = 1'-0"



South Elevation - Existing

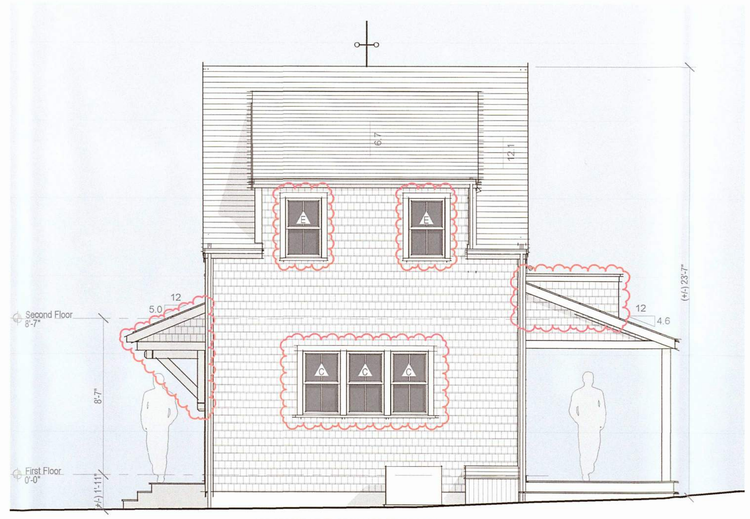
1/8" = 1'-0"



ADD SECOND LEVEL DECK / ADD PENT ROOF / REPLACE
FENESTRATION / ADD EQUIPMENT ENCLOSURE

North Elevation - Proposed

1/4" = 1'-0"



ADD SECOND LEVEL DECK / ADD PENT ROOF /
REPLACE OR ADD NEW FENESTRATION

South Elevation - Proposed

1/4" = 1'-0"

2318

5 Coffin Street Cottage

5 Coffin Street Sias
Nantucket, MA 02554

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4905
www.emeritusltd.com

Exterior Elevations

Site Information

Map & Parcel:	73.1.4 / 21
Current Zoning:	SR20
Minimum Frontage:	75 FT
Front Setback:	30 FT
Side/Rear Setback:	10 FT / 10 FT
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Min. Lot Size:	20,000 SF
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Proposed G.C.:	0 SF
Total Proposed G.C.:	1,477 SF Total

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G.1.0 Cover Sheet
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A.2.1 Exterior Elevations

APPROVED
HDC 2024-02-9958
WITHOUT HDC APPROVAL

Revisions

RECEIVED
FEB 14 2024
By

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A.2.1
2318

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 361

Street & Number of Proposed Work: 3 RUDDER LANE

Owner of record: BRIAN & JEANNE HERLIHY

Mailing Address: 3 RUDDER LANE
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. 2023-05-8477

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

RETAIN EXISTING FIREPLACE
RETAIN LENGTH OF FRONT PORCH (EXISTING)

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim GREEN Sash BLACK Doors BLACK

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Brian & Jeanne Herlihy

STREET ADDRESS 3 Rudder Ln

MAP/PARCEL 66/361

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

~~[illegible]~~ September 9th

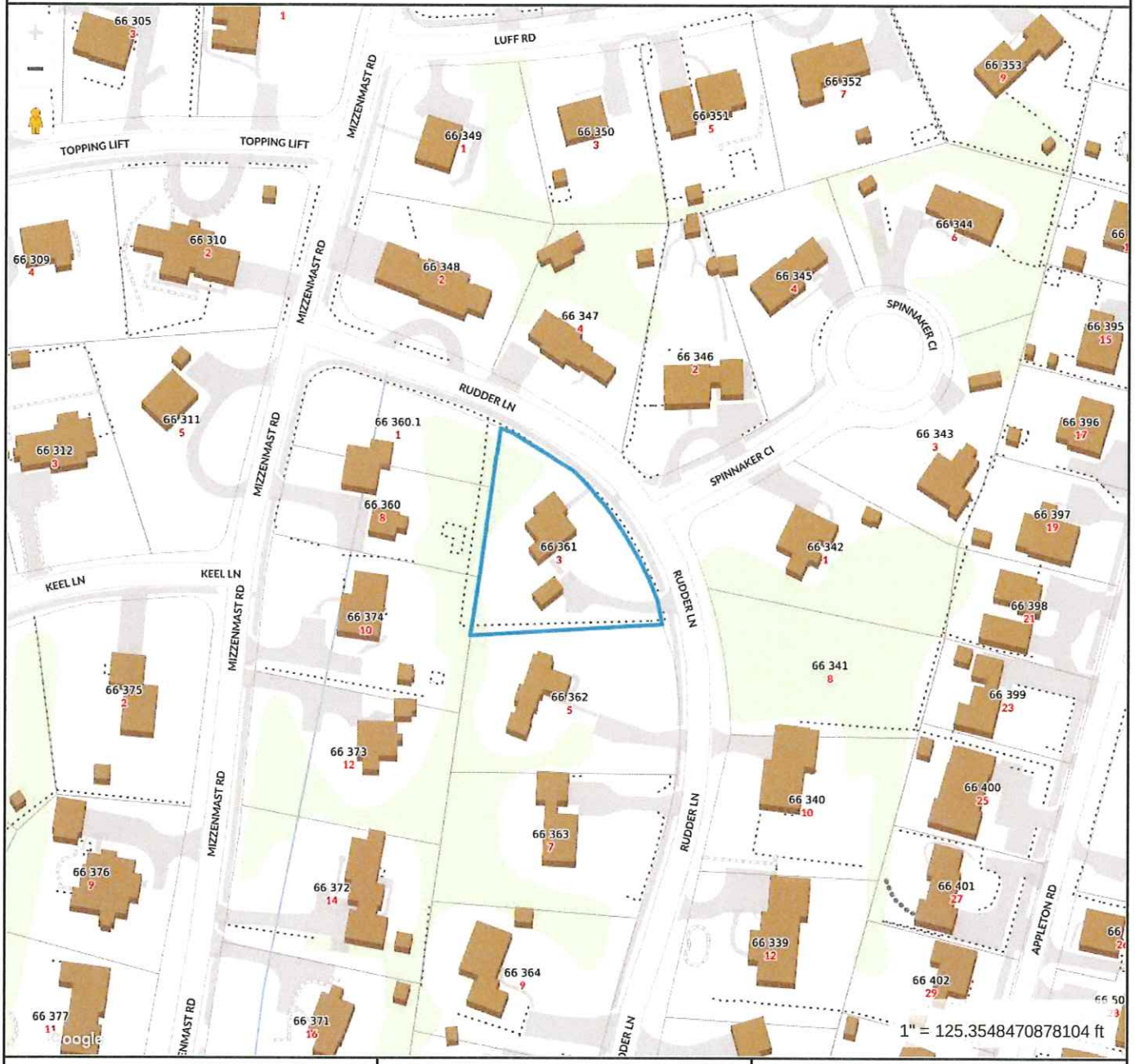
WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing
Signature

9/9/ 2024
Date



Property Information

Property ID	5177
Location	3 RUDDER LN
Owner	HERLIHY BRIAN & JEANNIE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

3 Rudder Ln



West View

3 Rudder Ln



South View

3 Rudder Ln



North / West View

3 Rudder Ln



North view

3 Rudder Ln



East

3 Rudder Ln



East view from Rudder Ln

CERTIFICATE NO: _____ DATE ISSUED: 5/23/23

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

HDC2023-05-0477

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 66 PARCEL N°. 361

Street & Number of Proposed Work: 3 Rudder ln.

Owner of record: Herlihy Brian

Mailing Address: 3 Rudder ln

Nantucket, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: JJ Studio

Mailing Address: PO Box 3741

Nantucket, MA 02584

Contact Phone #: 508 372 9654 E-mail: jjraj@thejjstudio.com

FOR OFFICE USE ONLY 416

Date application received: 5/11/23 Fee Paid: $ 50

Must be acted on by: 6/30/23

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

Motion to approve as submitted

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☒ Revisions to previous Cert. No. 2023-02-7943

☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Remove chimney
Extend covered porch

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A *Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☒ Cedar ☐ Other _____

B. Treatment ☐ Paint ☒ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☒ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☒ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW Clapboard (if applicable) — Roof Grey

Trim NTW Sash Black Doors Black

Deck NTW Foundation NTW Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

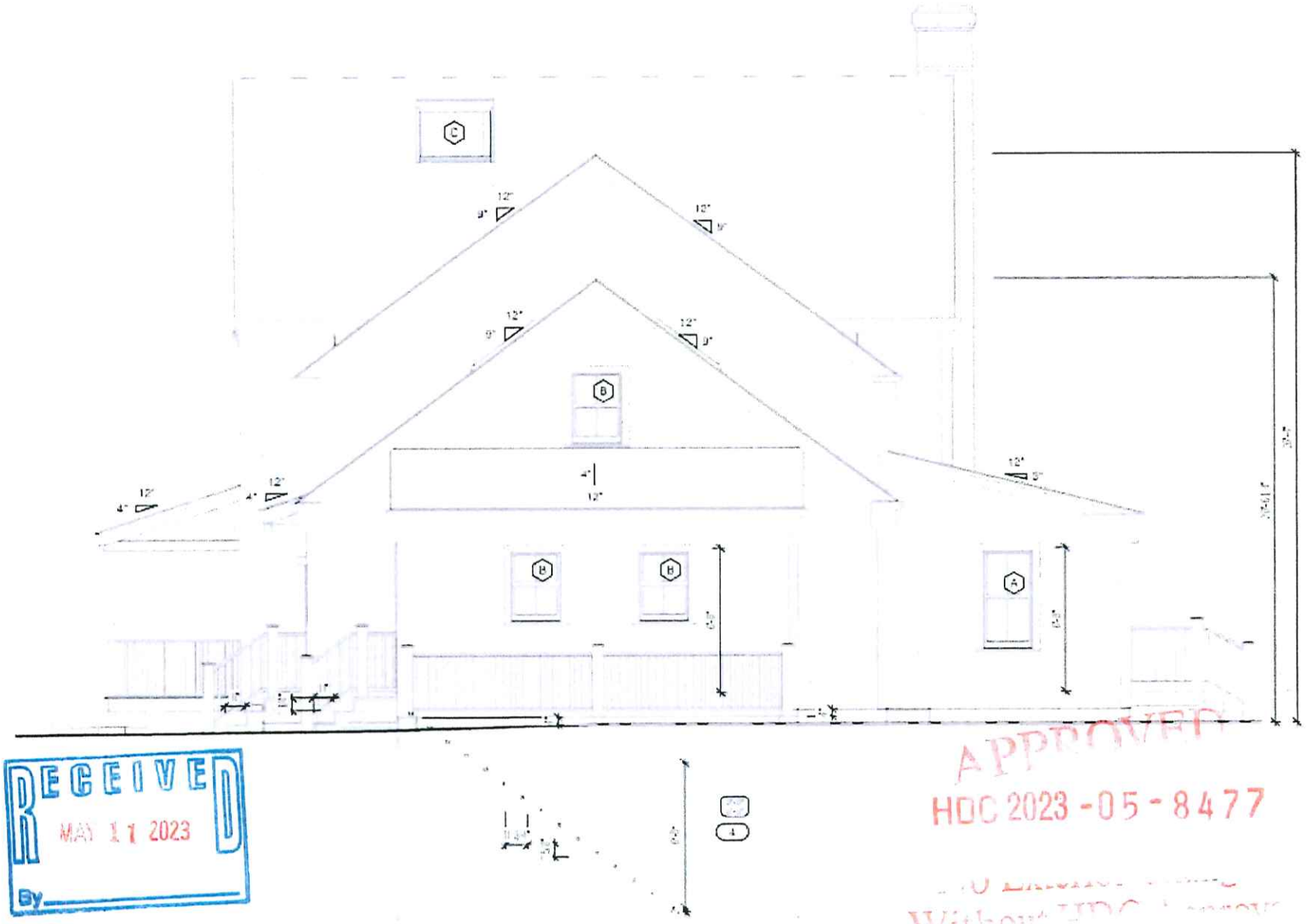
5/24/23 _____ Signed under penalties of perjury

10. Nantucket Atheneum 05-8479	**3 India St**		**Master sign**	**42.3.1/73**	**Ann Scott**
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Locus map, site plan, photos, sign specs.				
Representing	None				
Public	None				
Concerns	None				
Motion	**Motion for further information & revisions. (Welch)**				
Roll-call Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye			Certificate #	**HDC2023-05-8479**
11. Nantucket Atheneum 12-7566	**3 India St**		**Free standing sign**	**42.3.1/73**	**Ann Scott**
Voting	Pohl, Welch, Camp, Coombs, Oliver				
Alternates	Thornewill, Dutra, Patten				
Recused	None				
Documentation	Locus map, site plan, photos, sign specs.				
Representing	None				
Public	None				
Concerns	None				
Motion	**Motion to hold for master sign revisions. (Welch)**				
Roll-call Vote	Carried 5-0 // Oliver, Welch, Camp, Coombs, Pohl-aye			Certificate #	**HDC2022-12-7566**

II. CONSENTS

	Property owner name	Street Address	Scope of work	Map/Parcel	Agent
1.	Garfield Bloise **05-8494**	42 Monohansett Rd	Color change rev 01-2798	79/55	Garfield Bloise
2.	Mary Claws **05-8440**	2 Seven Mile Ln	Revise front door	72/52	LINK
3.	Robert Newman **05-8512**	6 Topping Lift	Resite shed	66/308	SCI
4.	Chris & Ashley Austin **05-8523**	Maple Lane Lot 7	2nd dwelling rev 10-7271	67/303	Emeritus LTD
5.	Dean Lampe **05-8475**	13 Aurora Way	New fence	56/48	Dean Lampe
6.	Michael Altman	37 Sankaty Head Rd	Spa rev 01-7786	48/2	BPC
7.	Crib LLC	12 Nobska Way	Dwelling alterations	67/103	Emeritus LTD
8.	Ryan Lanagan	5 Bluet Court	New Dwelling	68/345	Val Oliver
9.	Nantucket Sandpiper LLC	9 Gay St	Fence	42.4.3/34	Val Oliver
10.	Pedestrian Fund LLC	35 Union St	New shed	42.3.2/147	Val Oliver
11.	Kozak Mark Trust	31 Orange St	Roof replacement	42.3.2/134	Carey Company
12.	Richard Leider	64 Sankaty Rd	Stair revisions	49/80.1	NAG
13.	Martin Charns	26 Kendrick St	Baluster revisions	71.3.2/401	NAG
14.	Nantucket Land Bank	166 Hummock Pond Rd	Remove/replace trim	65/13	Gryphon Architects
15.	Nantucket Land Bank	125 Somerset Rd	New egress well	66/69	Gryphon Architects
16.	Josiah Newman	1 Perry Lane	Solar rooftop array	67/902	Ack Smart
17.	Evan Jones	21 Berkeley Ave	Pool cabana	43/165	Mark Avery
18.	Nantucket Land Bank	21 Sesachacha Rd	Steps	21/17	Eleanor Antonietti
19.	Nantucket Land Bank	27 Sesachacha Rd	ADA wooden boardwalk	21/17	Eleanor Antonietti
20.	Balboa Island LLC	71r Cliff rd.	Apron	30/160.1	Atlantic Landscape
21.	Brian Herlihy	3 Rudder Lane	Alterations	66/361	JB Studio
22.	41 Hulbert LLC	41 Hulbert Ave	Gh rev 11-7516	29/18	Botticelli + Pohl
23.	Richard Phillips	19 E Tristram Ave	Fenestration rev 07-6688	31/4.1	Botticelli + Pohl
24.	Long Path Trust	87 Hummock Pnd Rd	New garage	56/310.1	Botticelli + Pohl

Voting	Welch, Camp, Coombs, Patten, Thornewill		
Alternates	None		
Recused	Pohl, Oliver		
Documentation	Architectural elevation plans, site plan, photos, correspondence, advisory comments.		
Representing	None		
Public	None		
Concerns	None		
Motion	**Motion to approve consents. (Welch)**		
Roll-call Vote	Carried 5-0 // Pohl, Welch, Camp, Coombs, Thornewill-aye	Certificate #	**HDC2023-(as-noted)**



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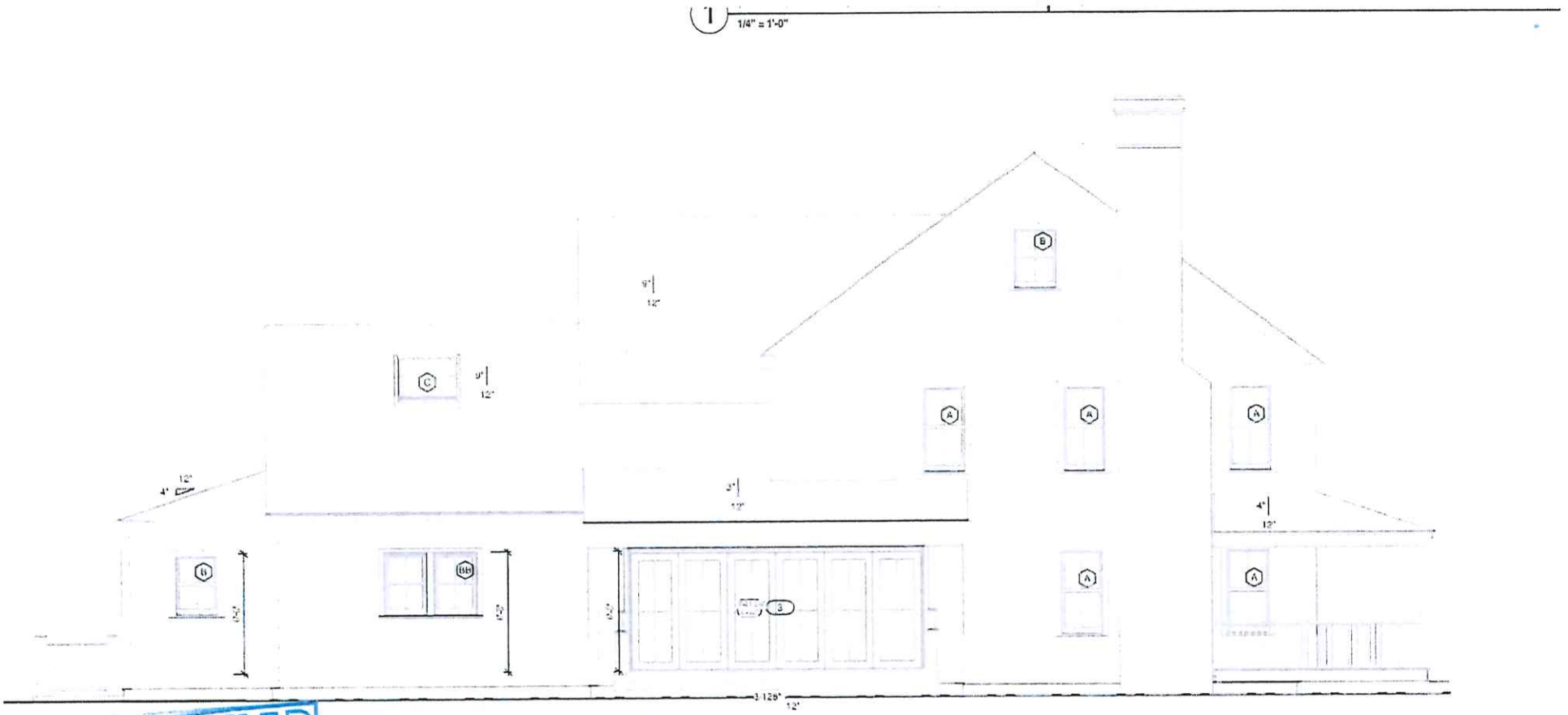
MAY 11 2023
By

APPROVED
HDC 2023-05-8477

Previously Approved South-West Elevation



Previously Approved South-East Elevation

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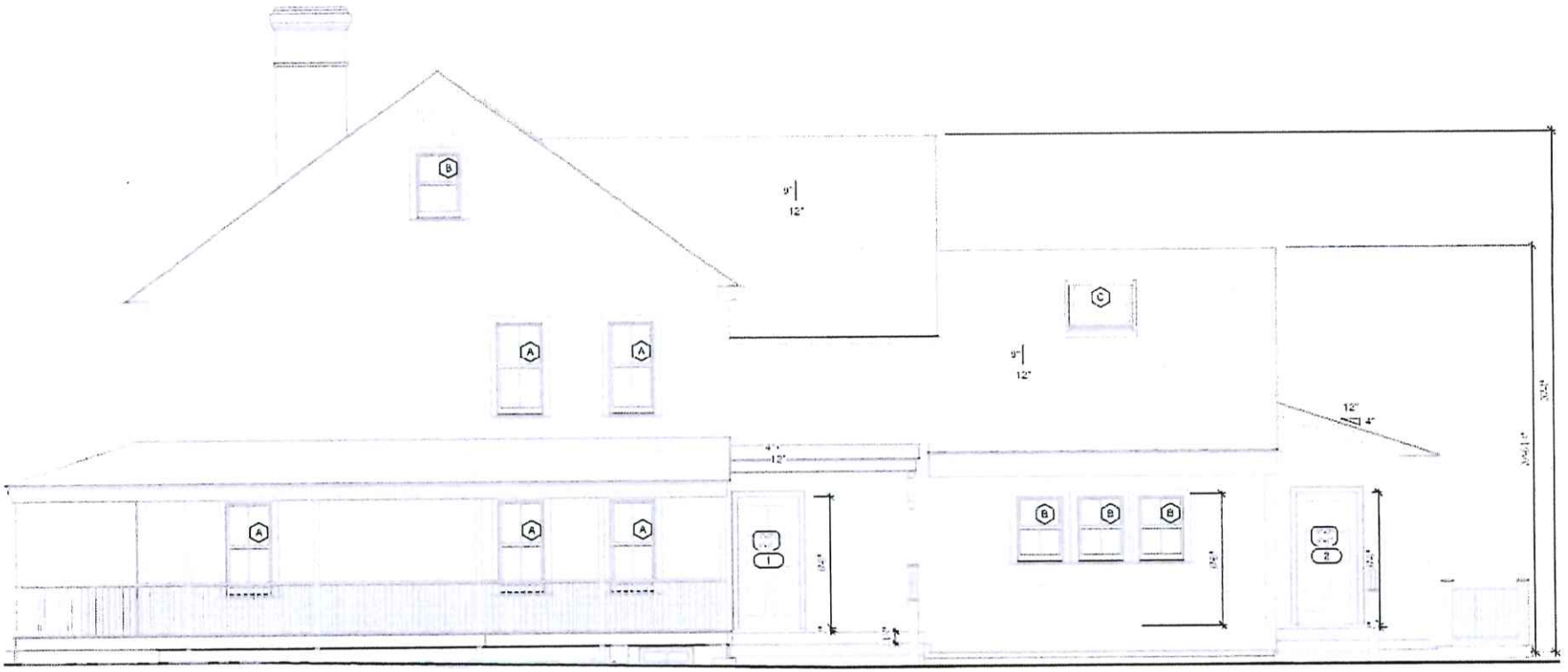
APPROVED
HDC 2023-05-8477



Previously Approved North-West Elevation

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By

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HDC 2023-05-8477

1 North-East Eleva
1/4" = 1'-0"



Previously Approved North-East Elevation

APPROVED
HDC 2023-05-8477
Without HDC Approval

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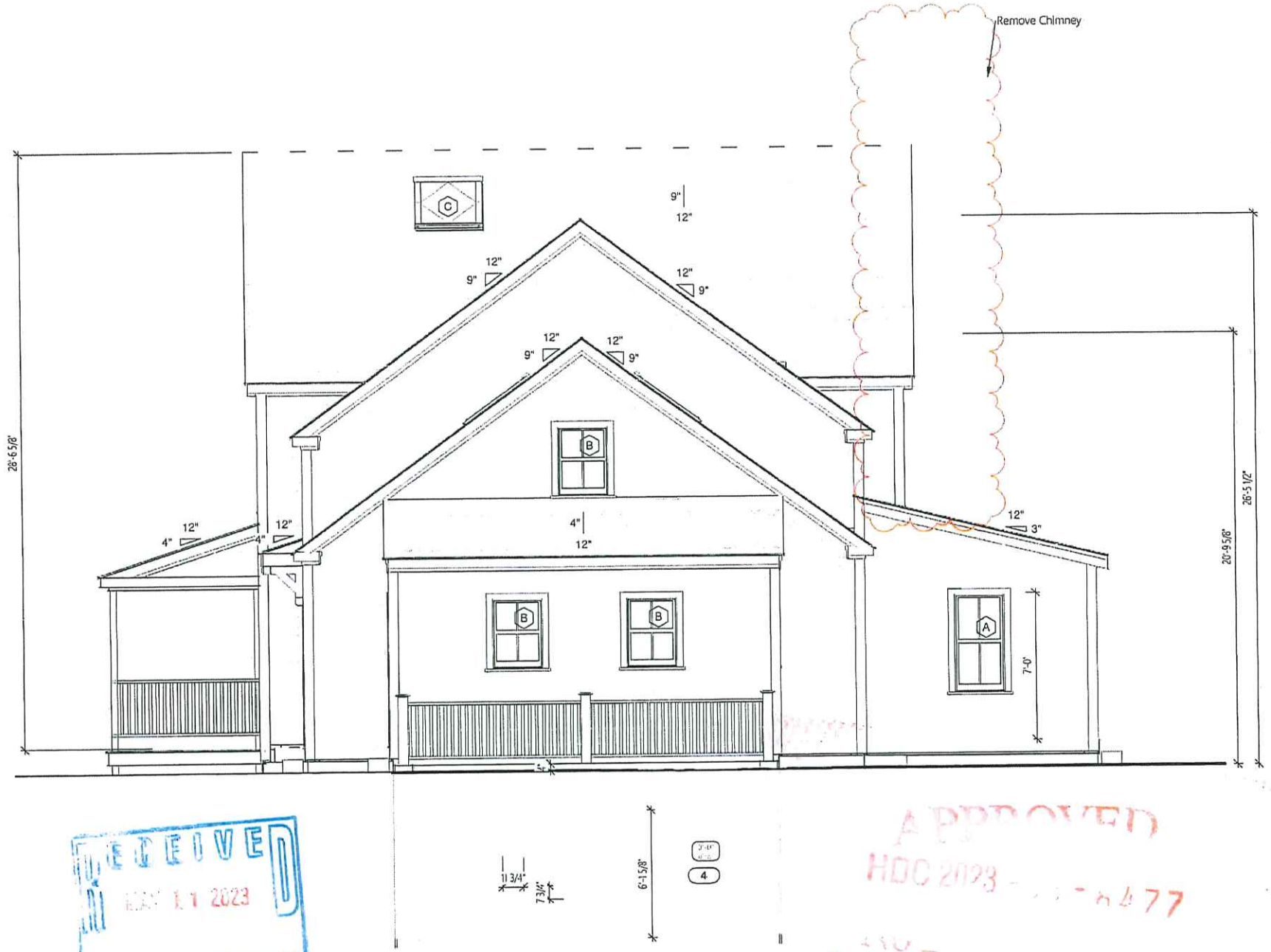
MAY 11 2023
By



RECEIVED
2023

APPROVED
HDC 2023

1 South-West Elevation - Proposed

1/4" = 1'-0"



1 South-East Elevation - Proposed
1/4" = 1'-0"

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MAY 11 2023
By

APPROVED
HDC 2023-05-8477



2 North-West Elevation - Proposed
1/4" = 1'-0"

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MAY 11 2023
By

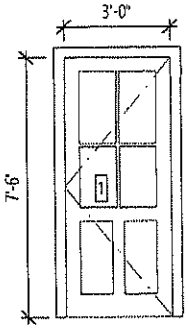
APPROVED
HDC 2023-05-0477



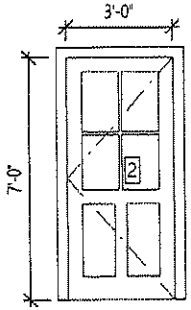
1 North-East Elevation - Proposed

1/4" = 1'-0"

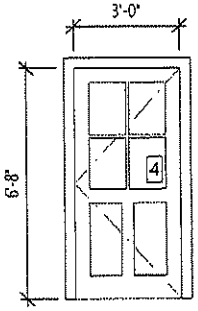
APPROVED
HDC-2023-05-8477
RECEIVED
MAY 11 2023
By



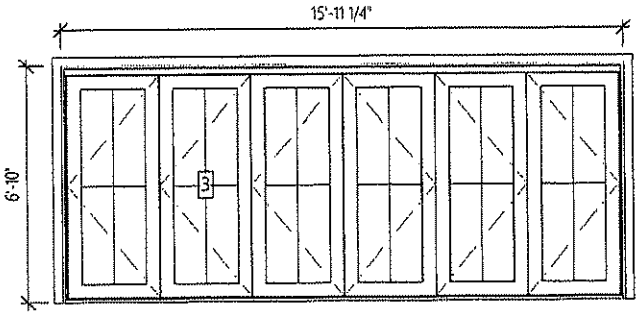
Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



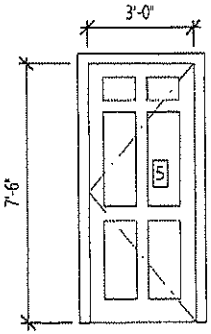
Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



Front Door, 4 Lites 2 Panels
Sash & Trim to Match the Existing



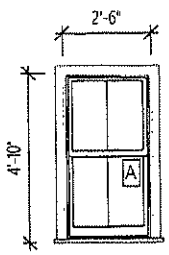
Gliding French Door, (6) Units (4) Lites
Sash & Trim to Match the Existing



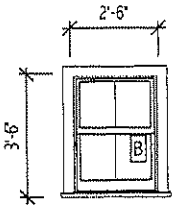
Front Door, (6) Panels
Sash & Trim to Match the Existing

Door Schedule

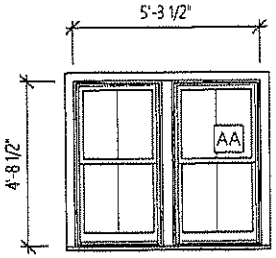
1/4" = 1'-0"



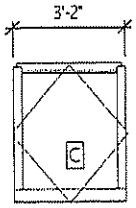
Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



(2) Double Hung, 2/2 Lites
Sash & Trim to Match the Existing



Velux Skylight,
Sash & Trim to Match the Existing

Note:

1. All Windows & Doors to Meet Energy Star Criteria

Window Schedule

1/4" = 1'-0"







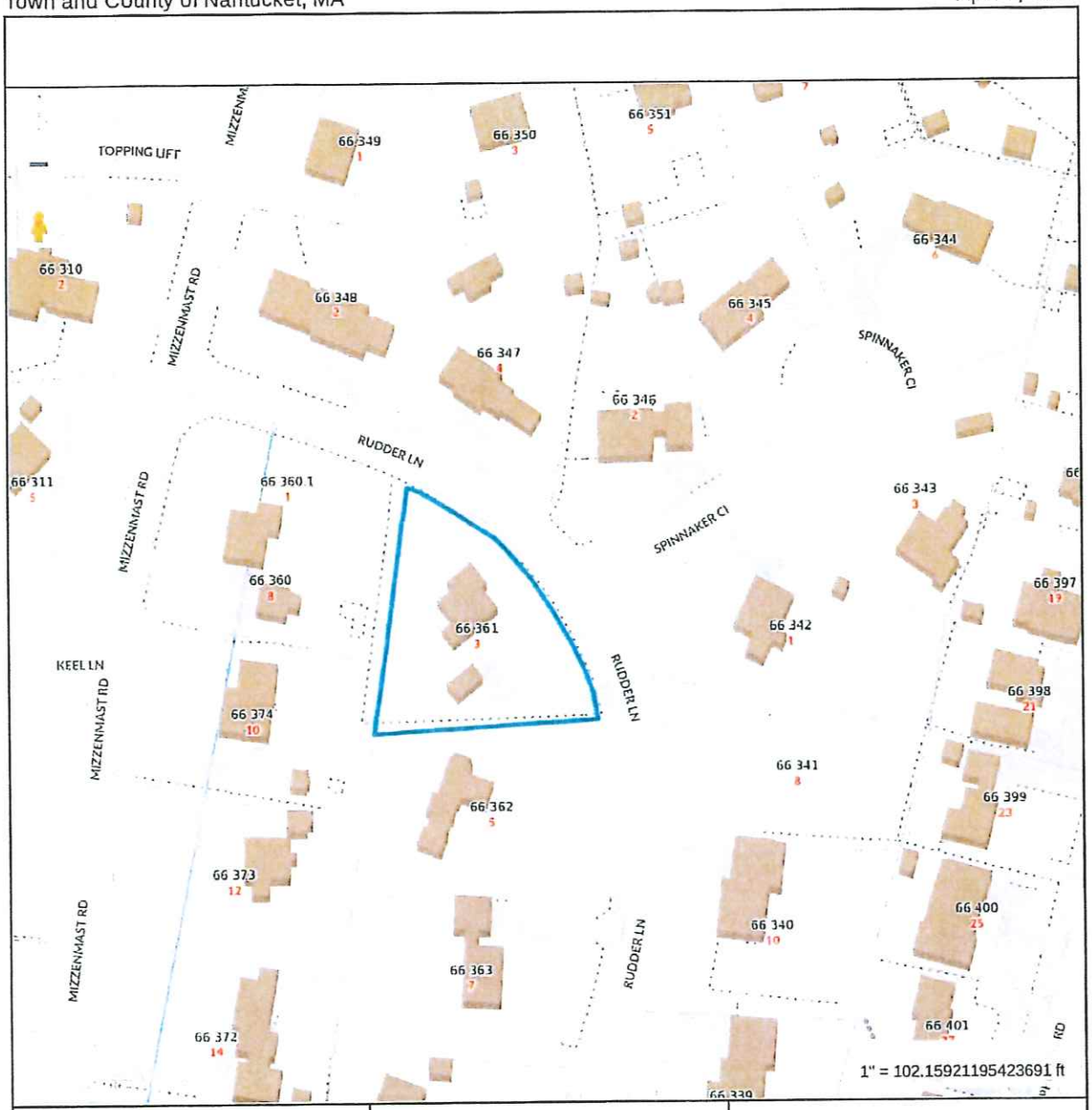
View from Rudder Ln

1 Site Plan - Proposed
1" = 10'-0"

3 Site Plan - Exi
1" = 30'-0"

Town and County of Nantucket, MA

April 7, 2023



Property Information

Property ID	66 361
Location	3 RUDDER LN
Owner	HERLIHY BRIAN & JEANNIE

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

APPROVED
HDC 2023-05-8477

RECEIVED
MAY 11 2023
By

2 Locus Map

NTS

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Nantucket Development

STREET ADDRESS 8 Sconset Ave

MAP/PARCEL 49321 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9th

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing
Signature

Date 9/9/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 49.3.2 PARCEL N°. 28

Street & Number of Proposed Work: 8 SCONSET AVE.

Owner of record: NANTUCKET DEVELOPMENT LLC

Mailing Address: 29 EAST MAIN ST.
SOUTHBOROUGH, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: HNR

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: HNR02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. _____

☐ Pool (Zoning District _____) ☐ Roof ☐ Other 2023-04-8363

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

FENESTRATION REVISIONS REMOVE ADDITION/EXTERIOR WALKDOWN EXTEND REAR DORMER

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 10 /12 Secondary Mass _____/12 Dormer _____/12 Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____

B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards 1x6 Frieze _____

Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round _____ Square ✓

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer ANDERSEN 400 SERIES

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways SHELL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof DOVE GRAY

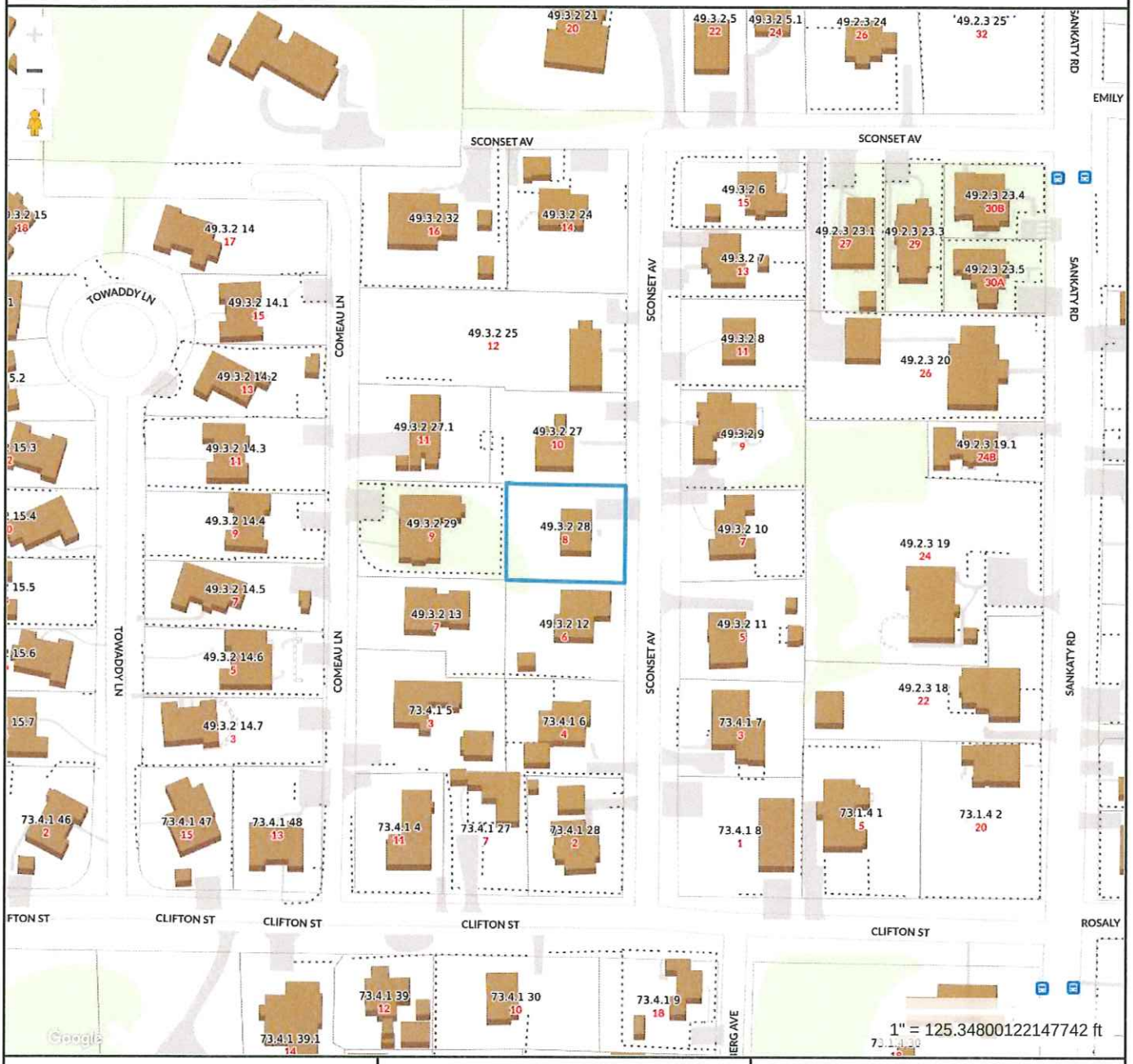
Trim WHITE Sash WHITE Doors WHITE

Deck MAHOGANY Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 06/04/2024
Data updated Jan. 2021

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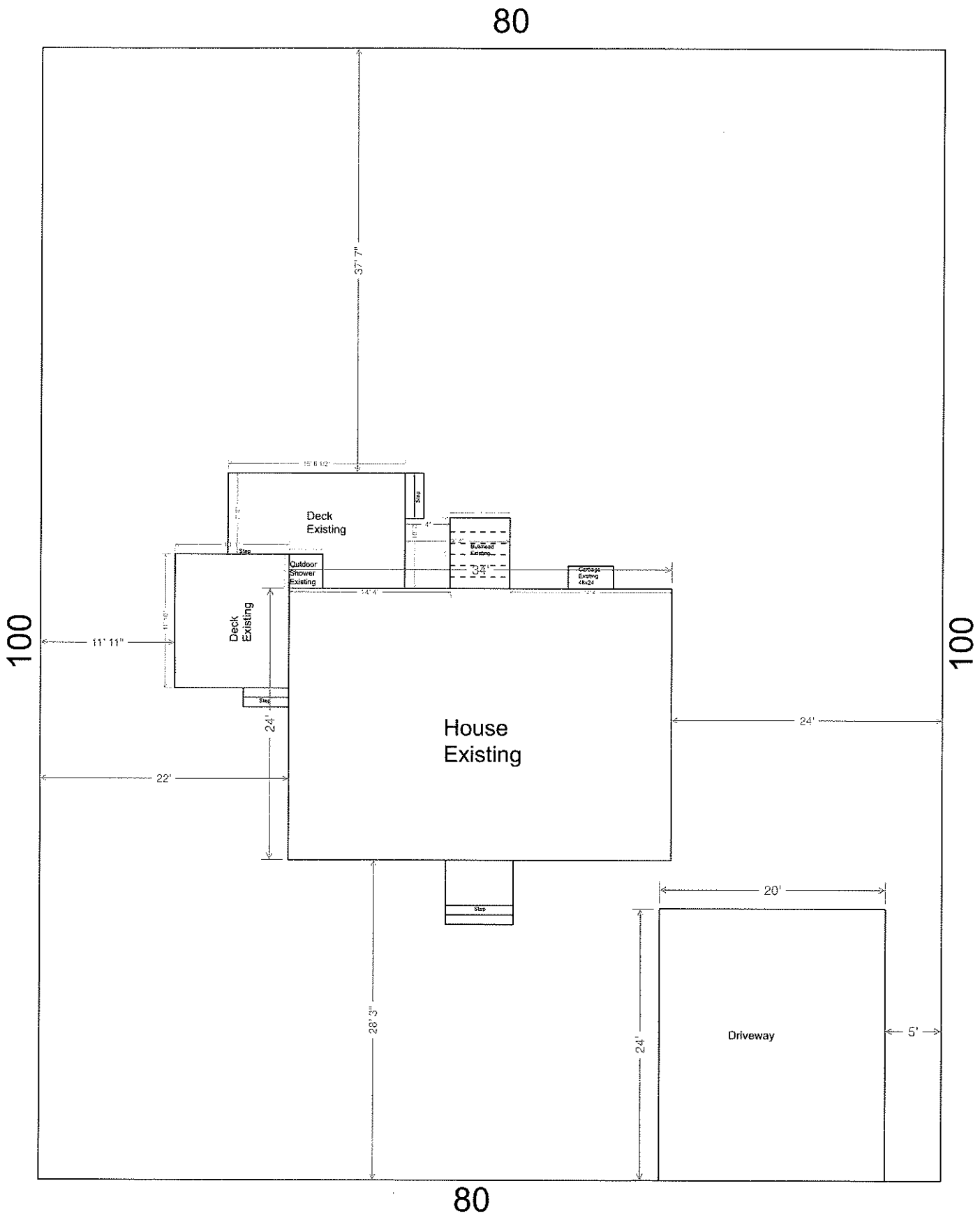
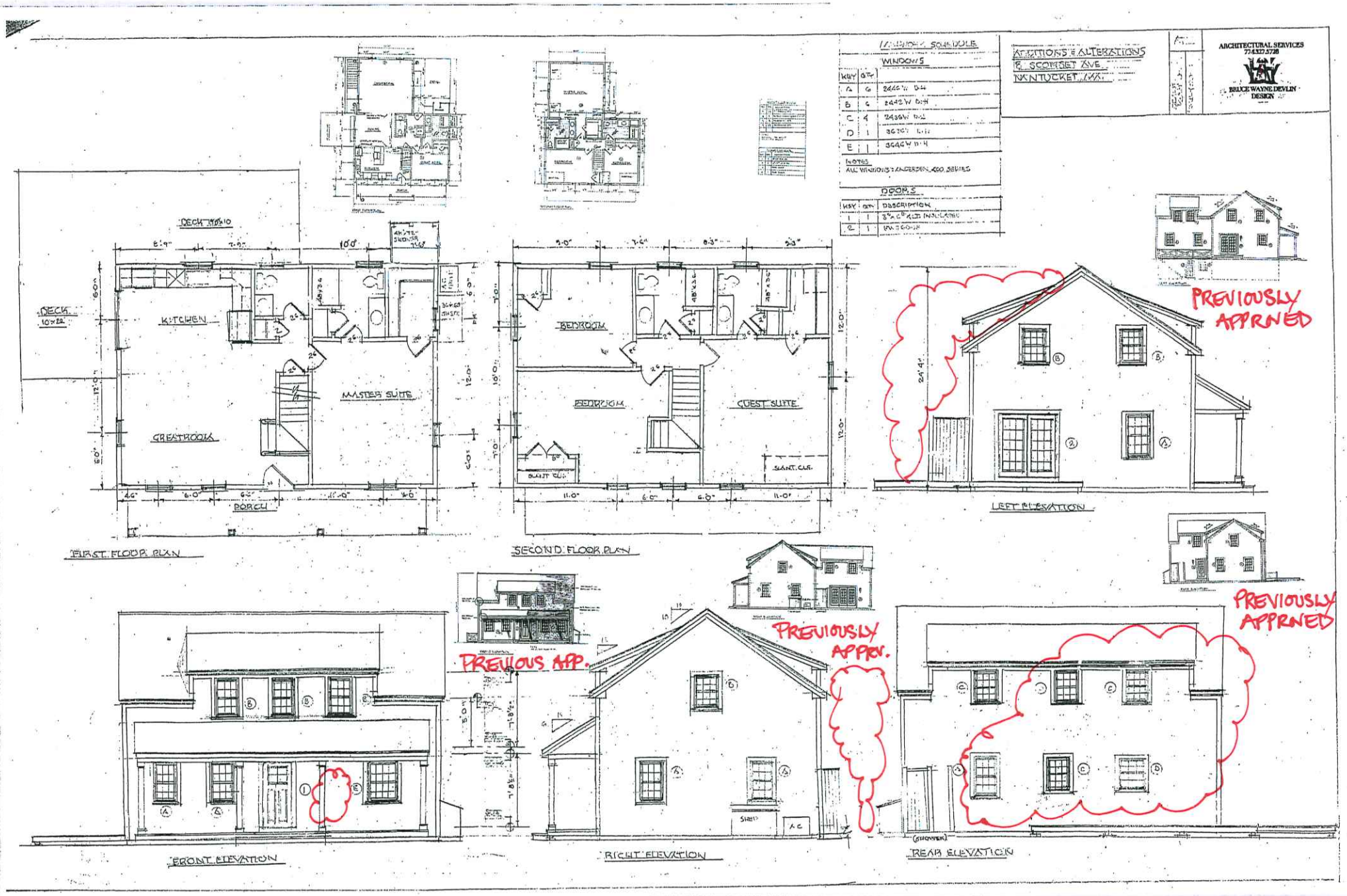


8 Sconset Ave



ADDITIONS & ALTERATIONS
& SCORSET AVE
NANTUCKET, MA.
ARCHITECTURAL SERVICES
774.327.5728
BRUCE WAYNE DEVLIN
DESIGN
WINDOWS
KEY QTY
A 6 2446W D-H
B 6 2442W D-H
C 4 2436W D-H
D 1 3636W D-H
E 1 3646W D-H
NOTES
ALL WINDOWS: ANDERSEN 400 SERIES
DOORS
KEY QTY DESCRIPTION
1 1 3'-6" x 6'-8" ALT. INSULATED
2 1 RM 3'-0" x 6'-8"
DECK 10x10
DECK 10x22
KITCHEN
MASTER SUITE
GREATROOM
PORCH
FIRST FLOOR PLAN
BEDROOM
BEDROOM
GUEST SUITE
SLANT CLG.
SECOND FLOOR PLAN
PREVIOUSLY APPROVED
LEFT ELEVATION
PREVIOUSLY APPROVED
PREVIOUS APP.
PREVIOUSLY APPRV.
FRONT ELEVATION
RIGHT ELEVATION
REAR ELEVATION
(SHOWER)

8 Sconset Ave



EAST

8 Sconset Ave



WEST

8 Sconset Ave



South

8 Sconset Ave



WEST

8 Sconset Ave



North

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: plus@nantuclet-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Abigail Camp
Vice-Chair

Diane Coombs

Val Oliver

Stephen Welch

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link 02554

AS AGENT FOR Nantucket Development

STREET ADDRESS 8 Sconset Ave

MAP/PARCEL 49321 28

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9th

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing

Signature

Date 9/9/2024

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 4932 PARCEL N°. 28

Street & Number of Proposed Work: 8 Sconset Ave

Owner of record: Nantucket Development LLC

Mailing Address: 29 East Main st
Southborough, MA 01772

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link 02554

Mailing Address: P.O. Box 1001
Nantucket MA, 02554

Contact Phone #: 508-221-8274 E-mail: link02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☑ Pool (Zoning District SR1) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1986

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

7'x13' SOAKE POOL WITH AUTO COVER AND 2' BLUESTONE COPING

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

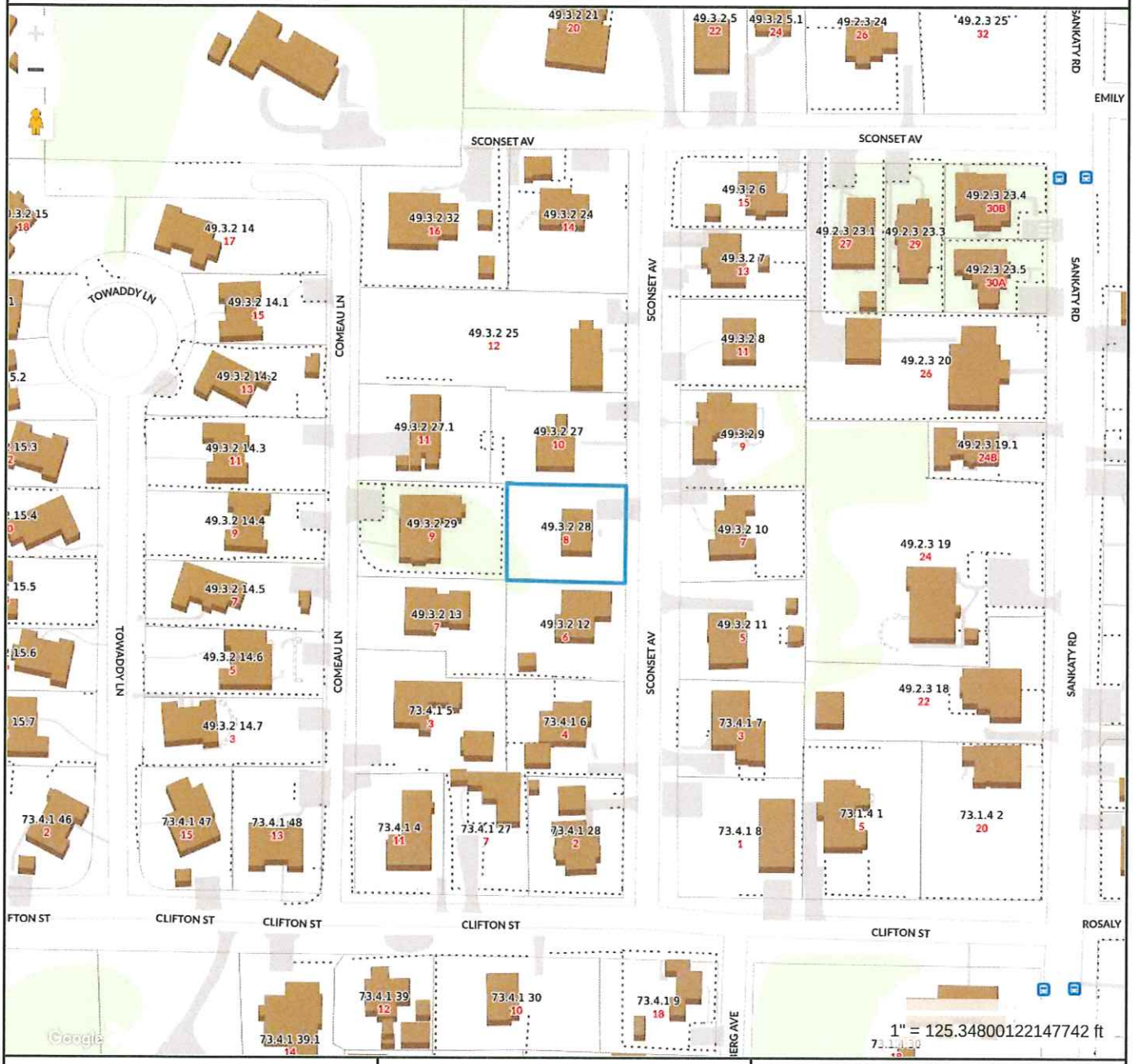
Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

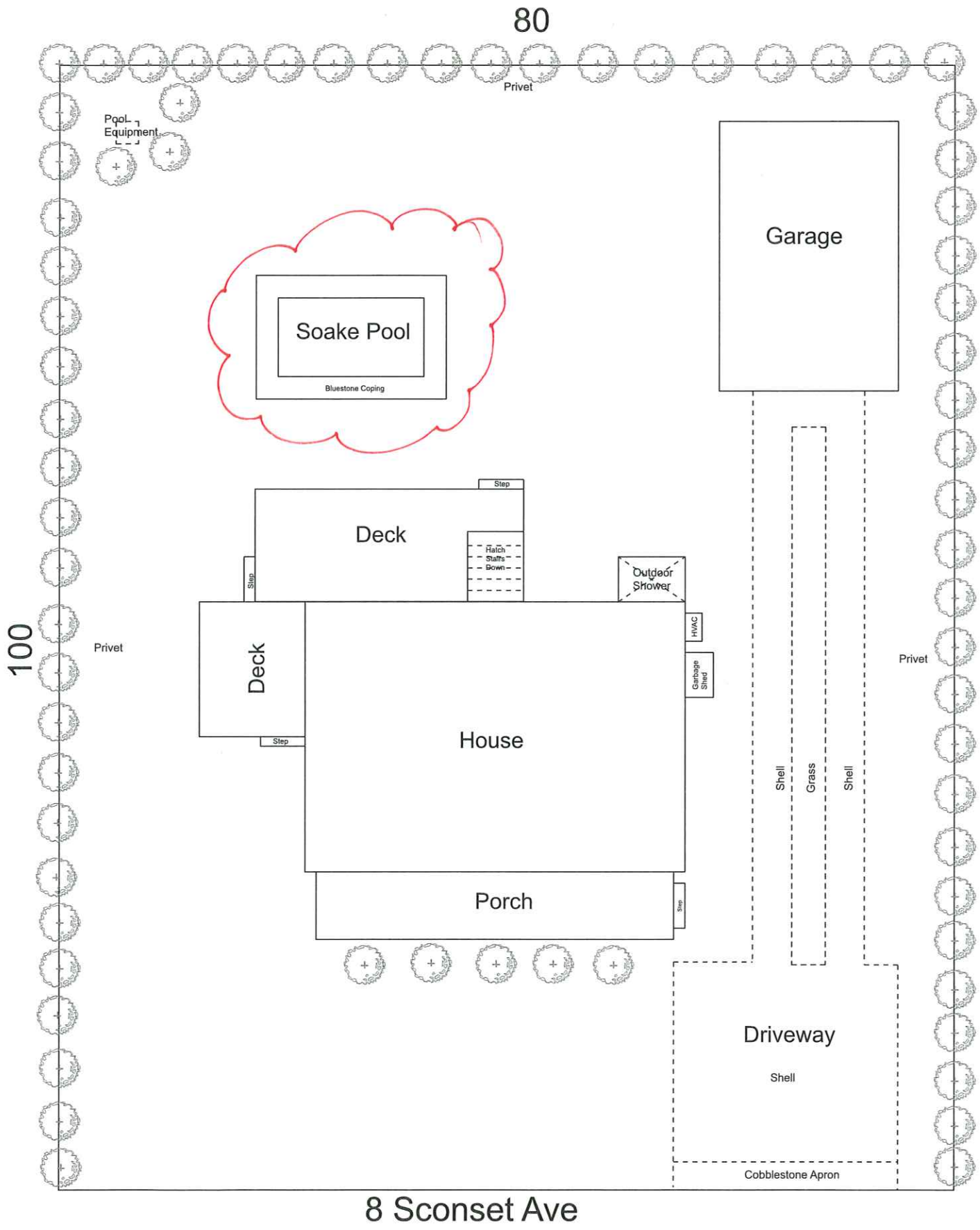
Property ID	10780
Location	8 SCONSET AV
Owner	NANTUCKET DEVELOPMENT LLC

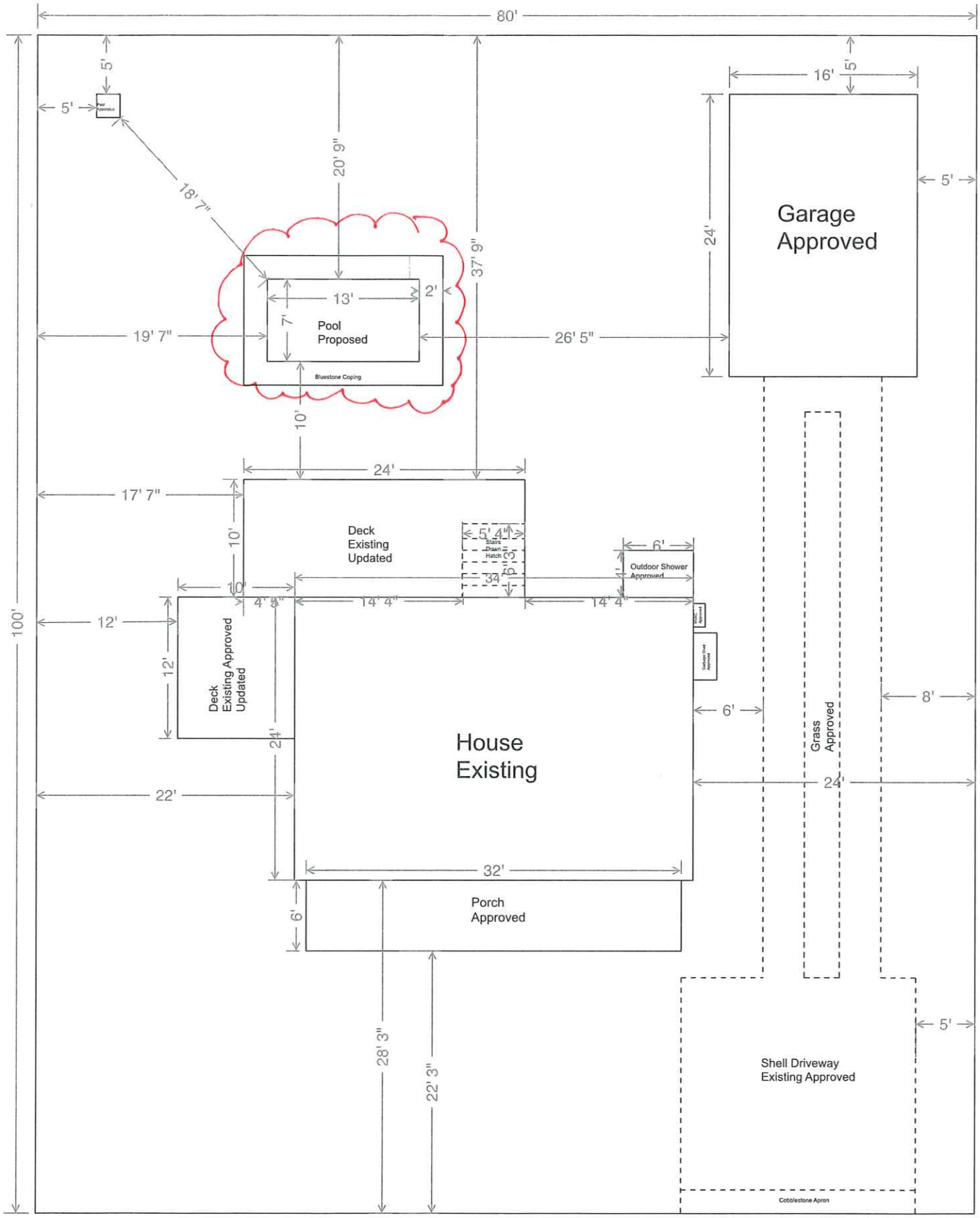
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


80
Privet
Pool Equipment
Garage
Soake Pool
Bluestone Coping
Step
Deck
Hatch
Shafts
Down
Outdoor Shower
Step
HVAC
Garbage Shed
Deck
House
Step
Porch
Step
100
Privet
Privet
Shell
Grass
Shell
Driveway
Shell
Cobblestone Apron
8 Sconset Ave



8 Sconset Ave

8 Sconset Ave



PROPOSED POOL LOCATION

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 593 PARCEL N°. 66

Street & Number of Proposed Work: 4 Starbuck Rd

Owner of record: Henry Gewirtz c/o Rebekah Gewirtz

Mailing Address: 304 Lowell ave
Newton, MA 02460

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Victoria Ewing c/o Link 02559

Mailing Address: P.O. Box 1001
Nantucket, MA 02559

Contact Phone #: 508-221-8279 E-mail: link02559@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other LIKE KIND REPLACEMENT OF EXISTING ATTACHED GARAGE

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NTW WCS Clapboard (if applicable) _____ Roof TME

Trim TME Sash TME Doors TME

Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF

Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link02359

AS AGENT FOR Rebekah Genirtz

STREET ADDRESS 4 Starbuck Rd

MAP/PARCEL 593/166

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

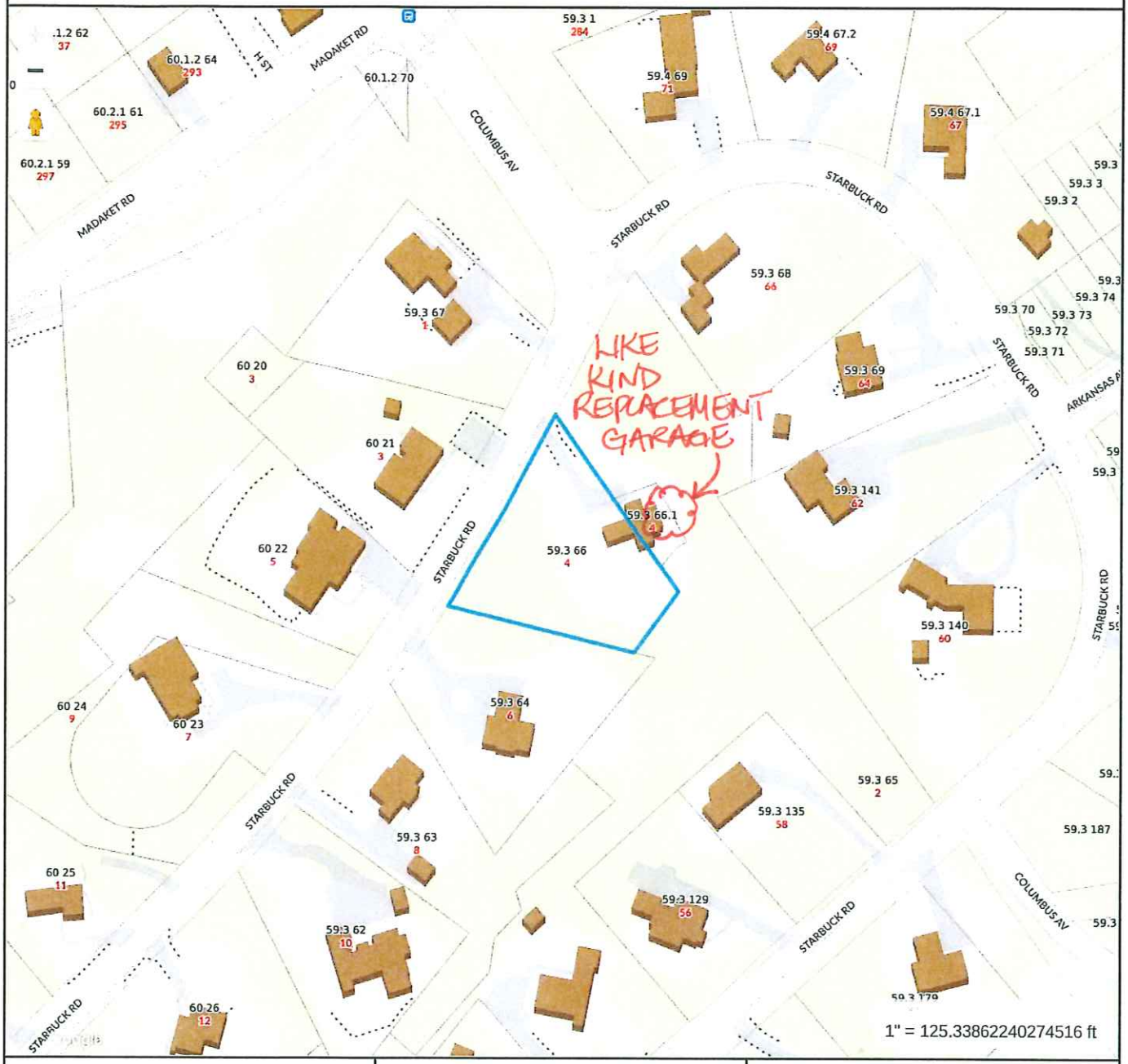
Victoria Ewing — 9/9/2024

Signature — Date

Town and County of Nantucket, MA

August 22, 2024

N



W

E

S

Property Information

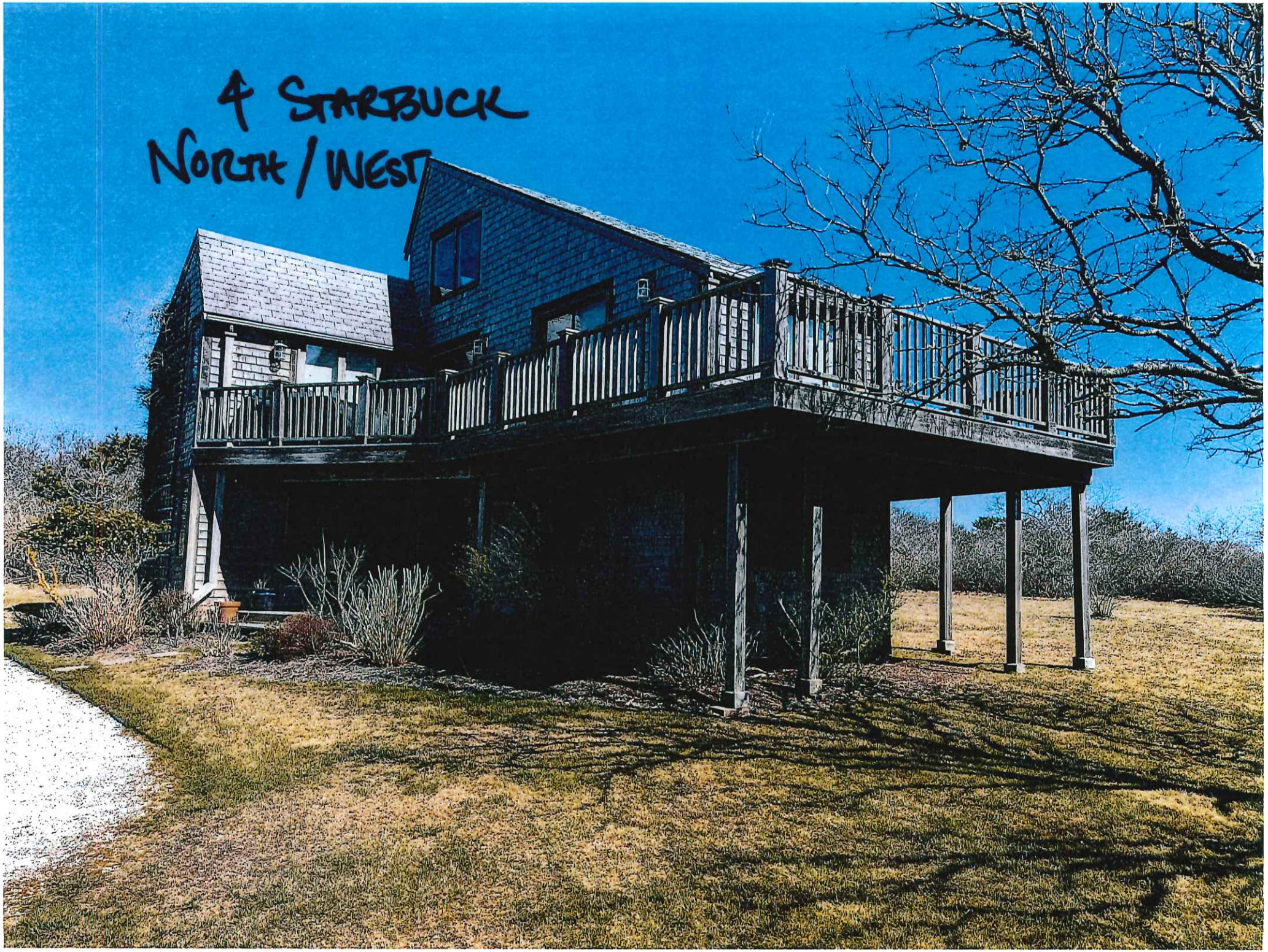
Property ID	8903
Location	4 STARBUCK RD
Owner	GEWIRTZ HENRY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


4 STARBUCK
NORTH / WEST


4 Starbuck
South



4

STARBUCK

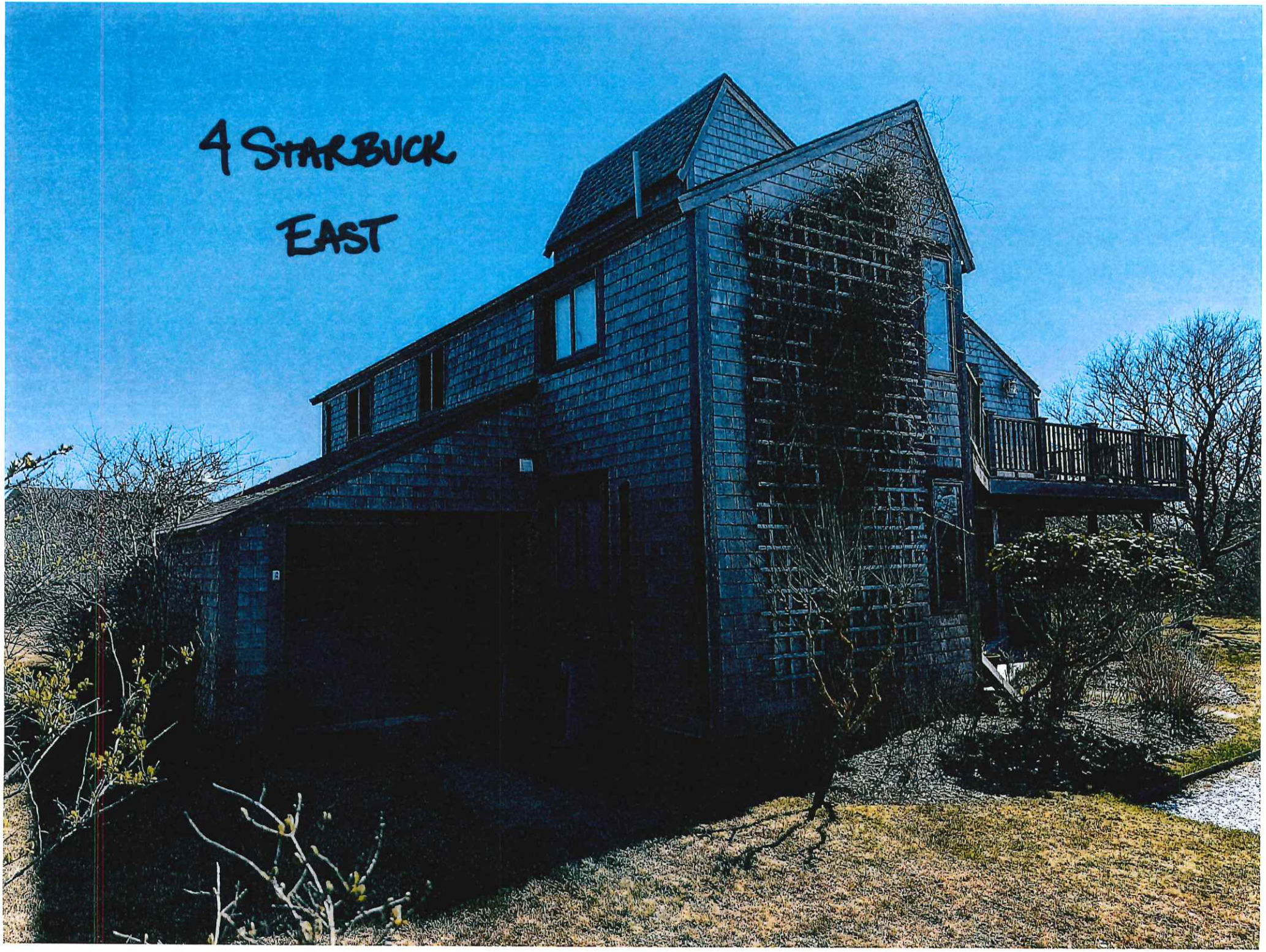
NORTH

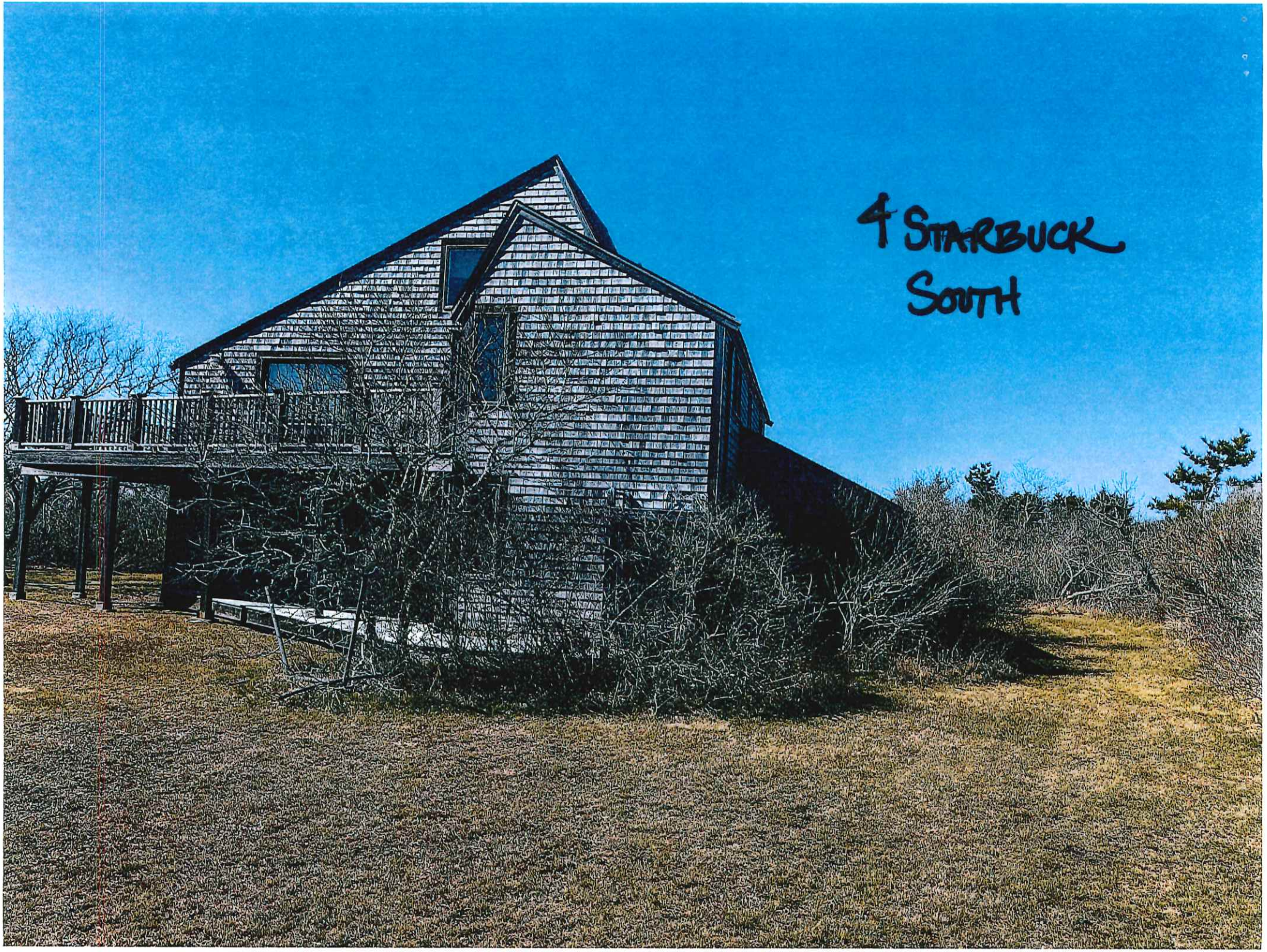


4
STARBUCK
SOUTH/
EAST
← garage



4
STARBUCK
SOUTH
(garage)


4 STARBUCK
EAST


4 STARBUCK
SOUTH

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

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STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o LINK02554

AS AGENT FOR Rebekah Gewirtz

STREET ADDRESS 4 Starbuck Road

MAP/PARCEL 59B/66

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON September 9th

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria P Ewing 9/9/24

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 593 PARCEL N°. 66

Street & Number of Proposed Work: 4 STARBUCK ROAD

Owner of record: HENRY GEWIRTZ % REBEKAH GEWIRTZ

Mailing Address: 304 LOWELL AVE
NEWTON, MA 02460

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LINK

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LINK02554@GMAIL.COM

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☑ Demolition ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☐ Other EXISTING ATTACHED GARAGE / LIKE KIND REPLACE

Size of Structure or Addition: Length: 18' Sq. Footage 1st floor: 180 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 10' Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date: 1974

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns / Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____

Trim _____ Sash _____ Doors _____

Deck _____ Foundation _____ Fence _____ Shutters _____

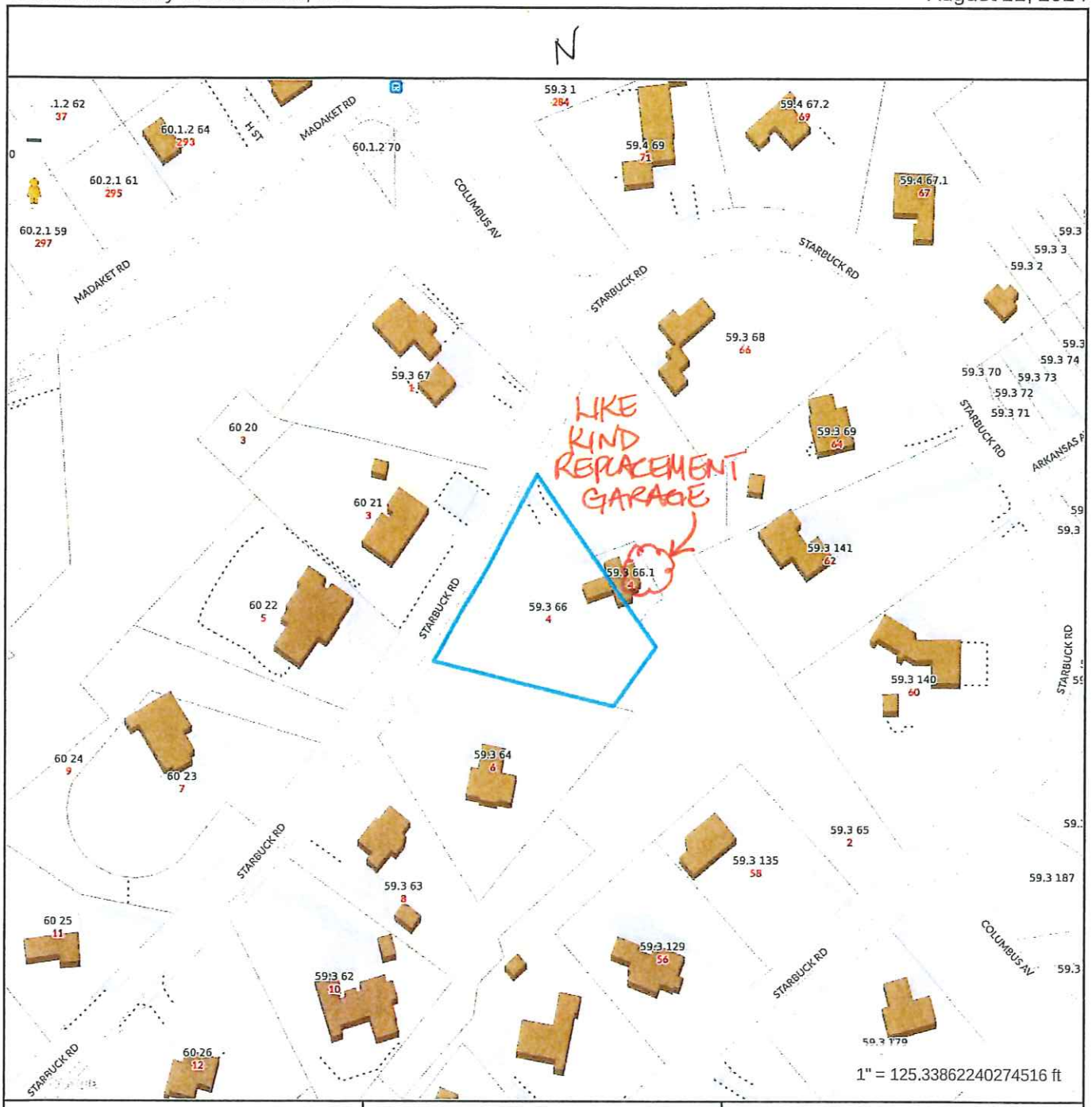
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/2024 Signature of owner of record _____ Signed under penalties of perjury

Town and County of Nantucket, MA

August 22, 2024



Property Information

Property ID	8903
Location	4 STARBUCK RD
Owner	GEWIRTZ HENRY

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.


4 STARBUCK
NORTH / WEST


4 STARBUCK
SOUTH



4

STARBUCK

NORTH



4
STARBUCK
SOUTH/
EAST
←
GARAGE



4
STARBUCK
SOUTH
(garage)


4 STARBUCK
EAST


4 STARBUCK
SOUTH

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chair

Stephen Welch
Vice-Chair

Abigail Camp

Diane Coombs

Val Oliver

ASSOCIATE COMMISSIONERS

Jesse Dutra

Carrie Thornewill

Connie Patten

STAFF
Esmeralda C. Martinez
HDC Compliance Coordinator/Land Use Specialist
emartinez@nantucket-ma.gov

Billy Saad
LandUse Specialist
wsaad@nantucket-ma.gov

HDC Liaison
Holly Backus
Preservation Planner
hbackus@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Victoria Ewing c/o Link02554

AS AGENT FOR Dylan & Caroline Wallace

STREET ADDRESS 65 Polpis Road

MAP/PARCEL 43/13

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON 9/9/2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE INCREASE DEMAND, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: ... The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal...

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Victoria Ewing 9/9/2024

Signature Date

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 43 PARCEL N°. 13

Street & Number of Proposed Work: 65 POLPIS ROAD

Owner of record: DYLAN WALLACE / CAROLINE WALLACE

Mailing Address: 65 POLPIS ROAD
NANTUCKET, MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: LNR

Mailing Address: PO BOX 1001
NANTUCKET, MA 02554

Contact Phone #: (508) 221-8274 E-mail: LNR02554@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ON ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other FROM 19 NOBADEER FARM RD MAP 69 PARCEL 83

Size of Structure or Addition: Length: 32' Sq. Footage 1st floor: 840SF Decks/Patio: Size: 10'x12' ☑ 1st floor ☐ 2nd floor
Width: 30' Sq. footage 2nd floor: 840SF PORCH Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North — South — East — West —

Height of ridge above final finish grade: North 29'6½" South 29'6½" East 29'6½" West 29'6½"

Additional Remarks

Historic Name:

Original Date: 1989

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

NO EXTERIOR CHANGES WITH MOVE APPROVED FOR DORMER ADDITION WITH HDC COA 2022-11-7503

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12 Secondary Mass _____/12 Dormer 3 /12 Other _____

Roofing material: ☑ Asphalt: ☑ 3-Tab ☑ Architectural (PROPOSED)
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer EXISTING Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☑ Clapboard (exposure: ≈ 4"+/- inches) Front ☑ ALL Sides
☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☑ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake _____ Soffit (Overhang) _____ Corner boards 1x6 Frieze _____
Window Casing 1x4 Door Frame 1x4 Columns/Posts: Round ____ Square ✓

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front 15 LT. Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways PEA GRAVEL Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

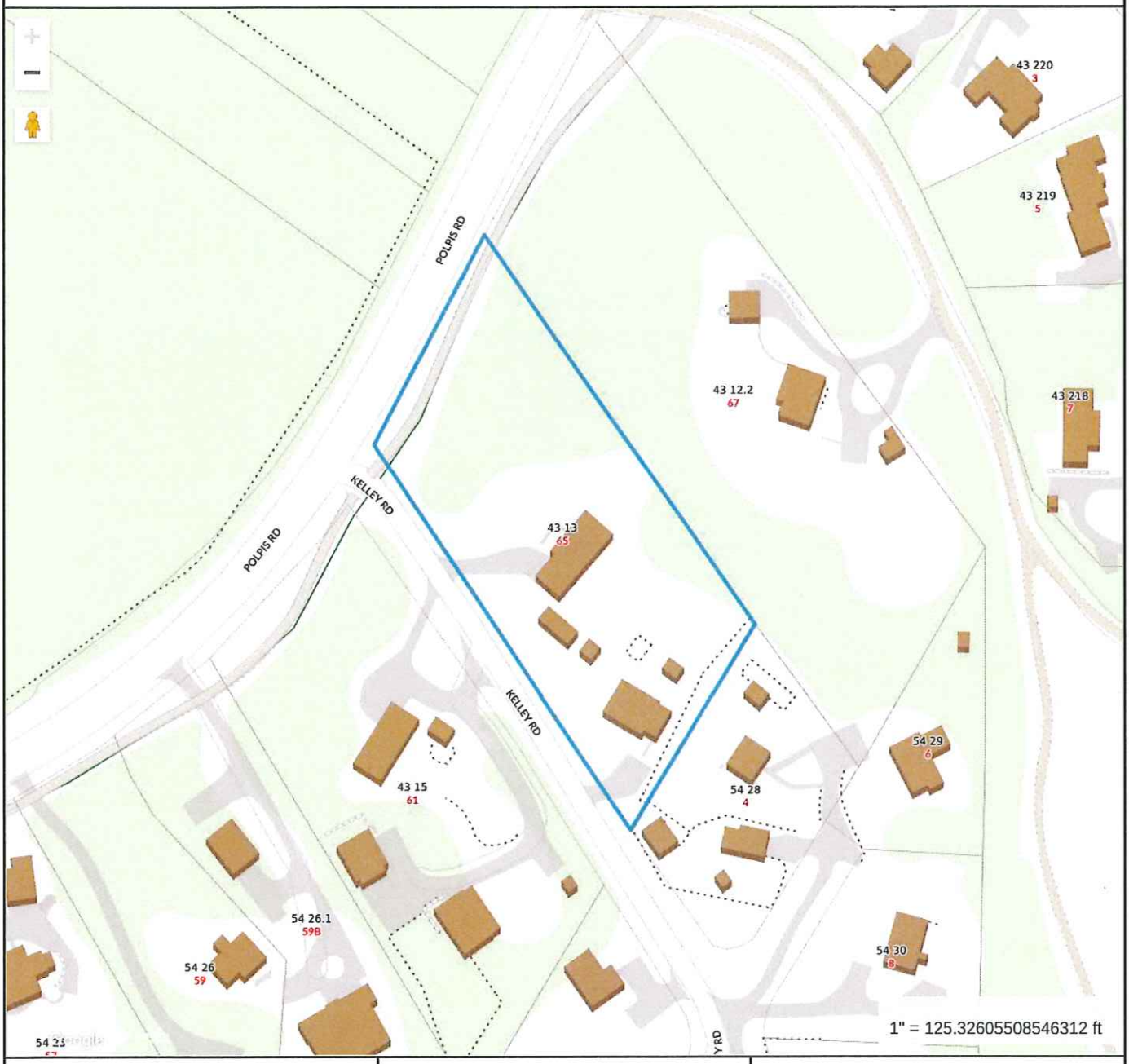
COLORS

Sidewall WHITE Clapboard (if applicable) PAINTED TIME Roof DARK BLACK
Trim TIME Sash TIME Doors RED
Deck MAHOGANY Foundation GRAY Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury



Property Information

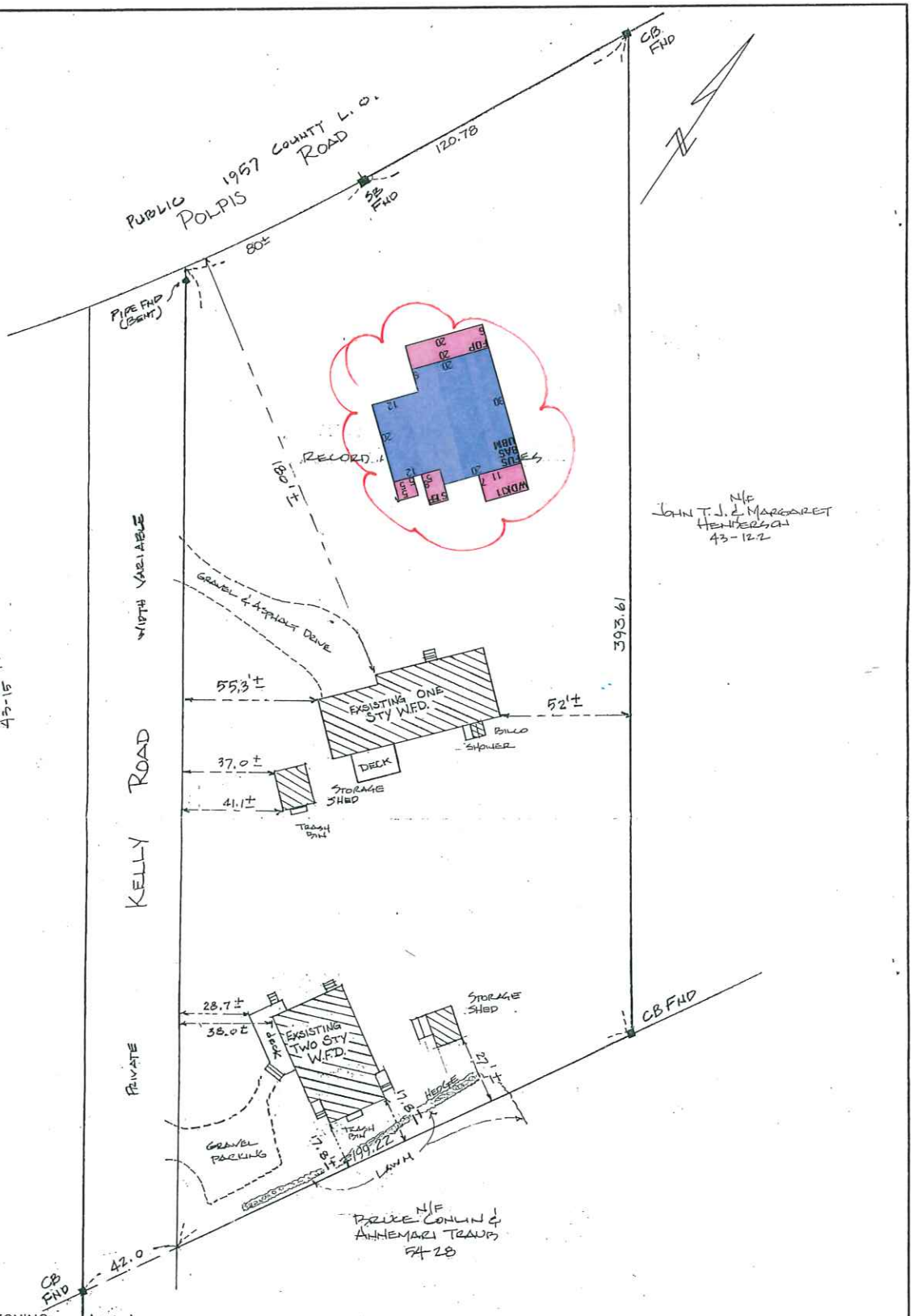
Property ID	2358
Location	65 POLPIS RD
Owner	WALLACE DYLAN

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING: LUG 1
MINIMUM LOT SIZE: 40,000 SQ FT.
MINIMUM FRONTAGE: 100 FT.
FRONTYARD SETBACK: 35 FT.
SIDE AND REAR SETBACK: 10 FT.
ALLOWABLE G.C.R.: 7%
EXISTING G.C.R.: 5.2±%

FOR PROPERTY LINE DETERMINATION THIS PLOT PLAN RELIES ON CURRENT DEEDS AND PLANS OF RECORD, VERIFIED BY FIELD MEASUREMENTS AS SHOWN HEREON. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RETRACEMENT SURVEY.

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE LOCATED WITHIN THE C ZONE AS DELINEATED ON THE "FIRM" MAP OF COMMUNITY NO. 250230; MASS. EFFECTIVE: 6-3-86 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REVISED 7-2-92

N.B. 108/15, 74, 146

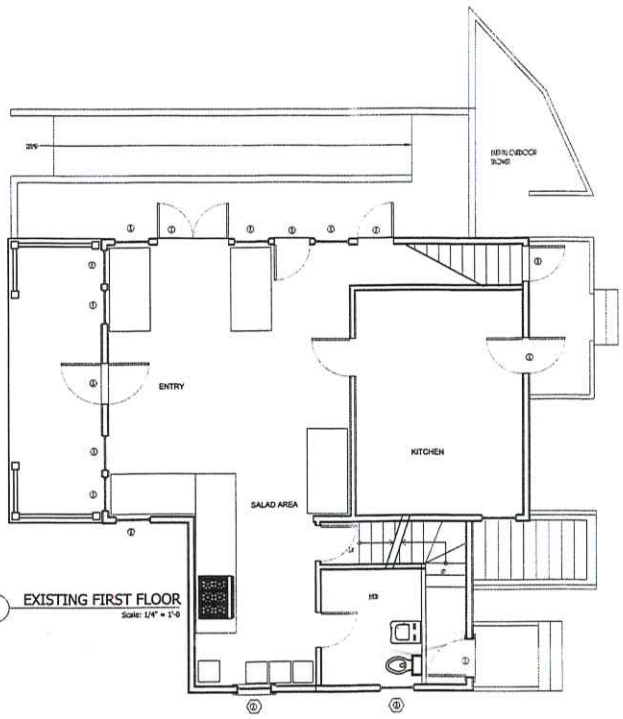
COMMONWEALTH OF MASSACHUSETTS
RICHARD K. EARLE
No. 29416
REGISTERED
PROFESSIONAL LAND SURVEYOR

MORTGAGE INSPECTION PLAN
IN
NANTUCKET, MASSACHUSETTS
SCALE: 1" = 40' DATE: SEPT. 18, 1998

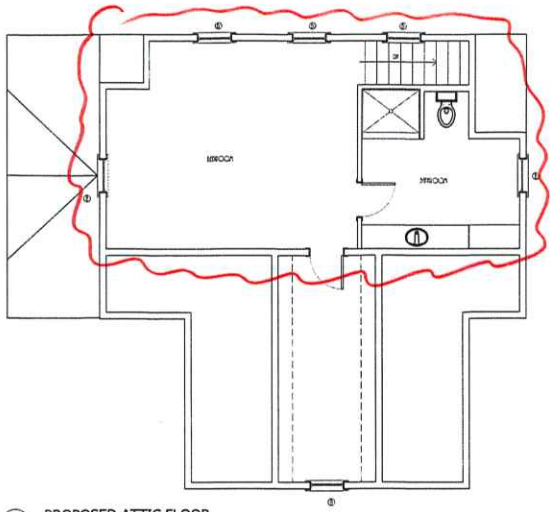
DEED REFERENCE: BK 154 PG 295
PLAN REFERENCE: PL BK 16 PG 26
ASSESSOR'S REFERENCE:
MAP: 43 PARCEL: 13
PREPARED FOR:
ROBERT R. & VALERIE A. HALL &
NANTUCKET BANK

NANTUCKET SURVEYORS INC.
5 WINDY WAY
NANTUCKET, MA. 02554

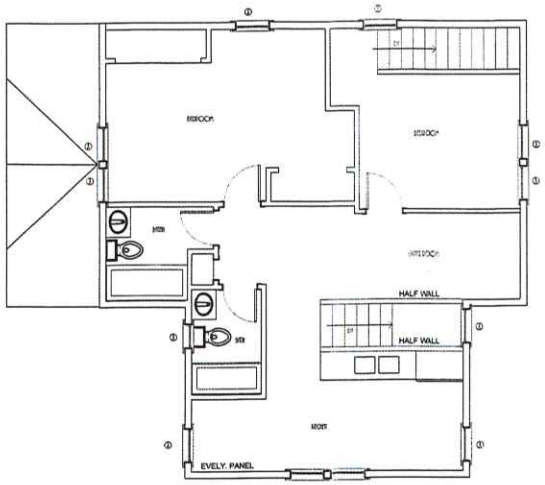
N-2127



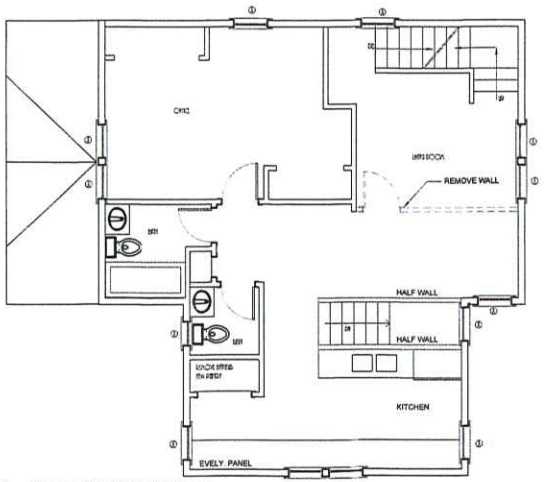
3 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0



5 PROPOSED ATTIC FLOOR
Scale: 1/4" = 1'-0



4 EXISTING SECOND FLOOR
Scale: 1/4" = 1'-0



6 PROPOSED SECOND FLOOR
Scale: 1/4" = 1'-0

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/ACHU/ETT/ 02554
TELEPHONE 508.228.5631
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

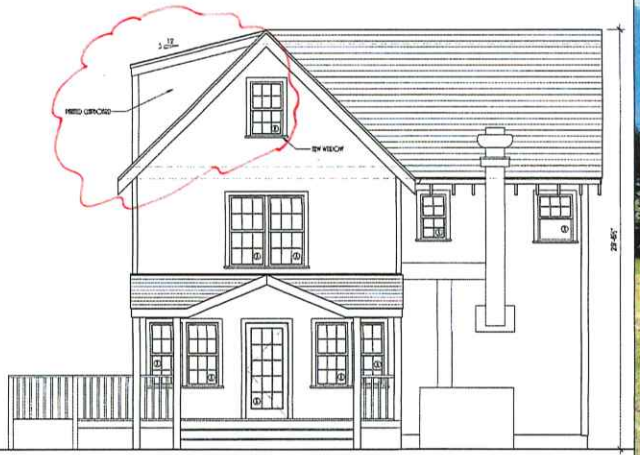
HDC 2211.15	
BIDDING:	
BLDG. DEPT:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
REVISIONS:	
D/B: copyright nag 2022	

2209.16.1559

HDC2



7 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0



9 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0



PHOTO B

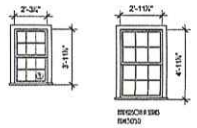


8 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0



10 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0

APPROVED
HDC 2022-11-7503



11 WINDOW SCHEDULE
Scale: 1/4" = 1'-0

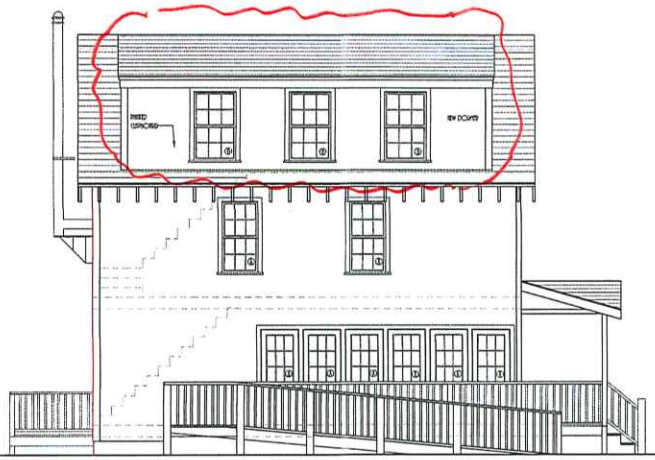
NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/MACHUSETTS/ 02554
TELEPHONE 508.228.5651
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

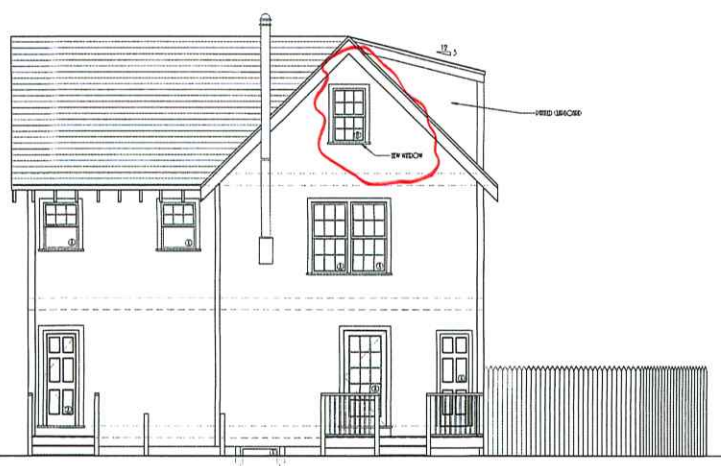
HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright nag 2022

220936 1559

HDC3



12 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0



14 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0

APPROVED
HDC 2022-11-7503



13 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0



14 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0



PHOTO D

NANTUCKET ARCHITECTURE GROUP LTD.
PO/T OFFICE BOX 1814
NANTUCKET, MA/NANTUCKET/ 02554
TELEPHONE 508.228.5651
WWW.NANTUCKETARCHITECTURE.COM

ADDITION FOR:
MR. DYLAN WALLACE
19 NOBADEER FARM RD, NANTUCKET, MA 02554
MAP: 69 PARCEL: 83

HDC 2211.15
BIDDING:
BLDG. DEPT:
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:
D/B: copyright nag 2022

2209.10.1509

HDC4

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 33

Street & Number of Proposed Work: 20 Broad St

Owner of record: Tracy Root

Mailing Address: 3310 W crown pointe blvd
Naples, FL 34112

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other Rebuild Stair and Stoop, add accessible Lift + Like kind replacement of chimney

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: Bounty

Original Date: 1870

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☑ Brick (type) _____ ☑ Other match existing

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS To match existing

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Nahomi S. Garcia
_____

Signature Date

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for 20 Broad St on the following statement:

I Ikay Rai, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.

(print name of property owner/applicant)

9/6/2024

Client Signature Date

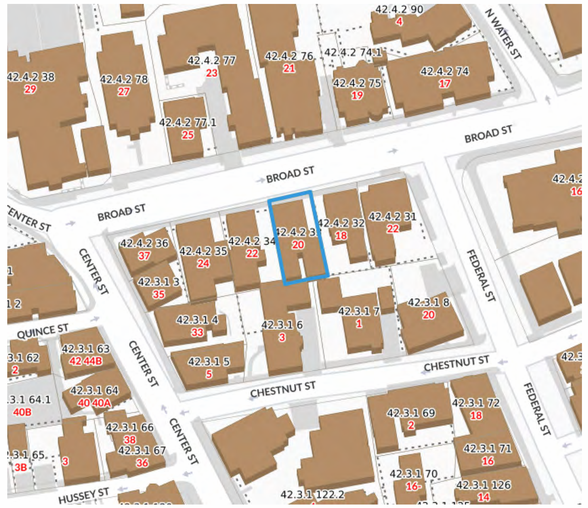
8 Williams Lane.Nantucket.MA.02554
508.325.4995

20 Broad Street

Nantucket, MA

09.09.24

HDC Submission



Locus Map



East Elevation



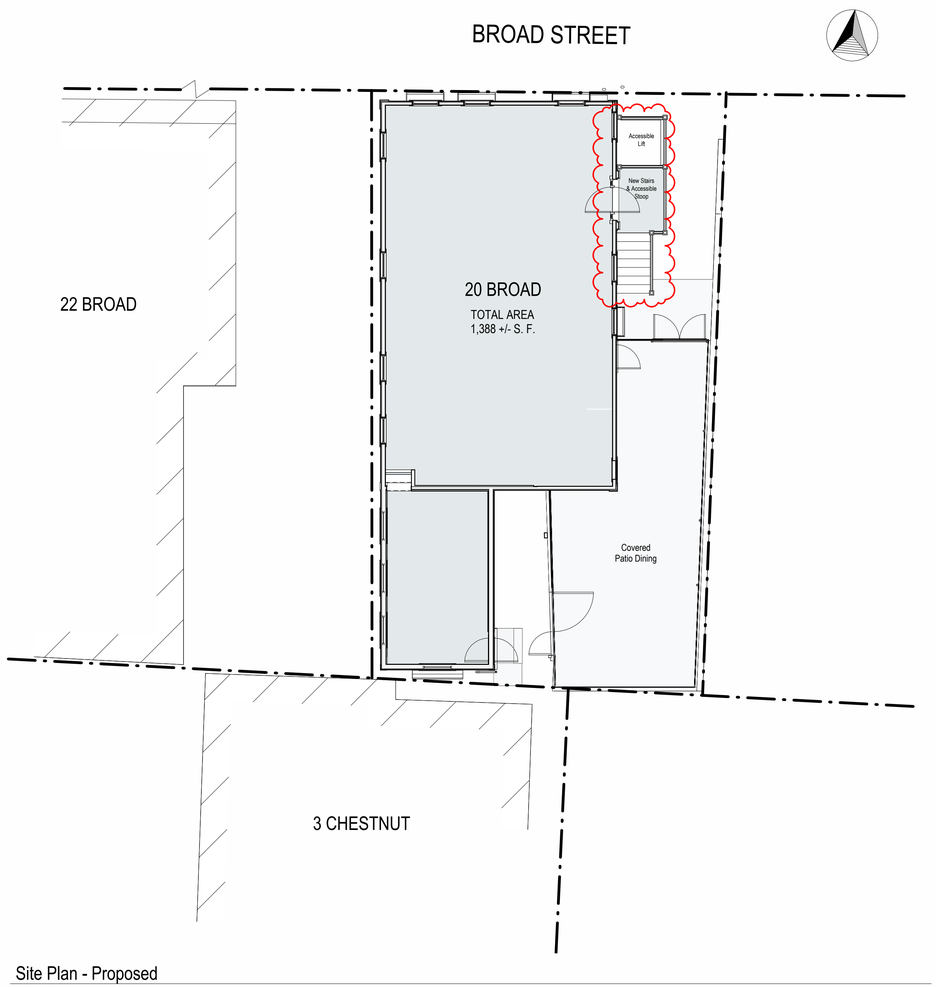
North Elevation



West Elevation



South Elevation



Site Plan - Proposed

1/8" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
Current Zoning:	CDT
Minimum Frontage:	35 ft
Front Setback:	0 ft
Side/Rear Setback:	0 ft / 5 ft
Lot Size:	(+/-) 2,458 sf
Min. Lot Size:	3,750 sf
Allowable G.C.:	75%
Existing G.C.:	1,388 sf
Proposed G.C.:	0 sf
Total Proposed G.C.:	1,388 sf

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A.2.2	Exterior Elevations
A.2.3	Exterior Elevations

Revisions

Cover Sheet

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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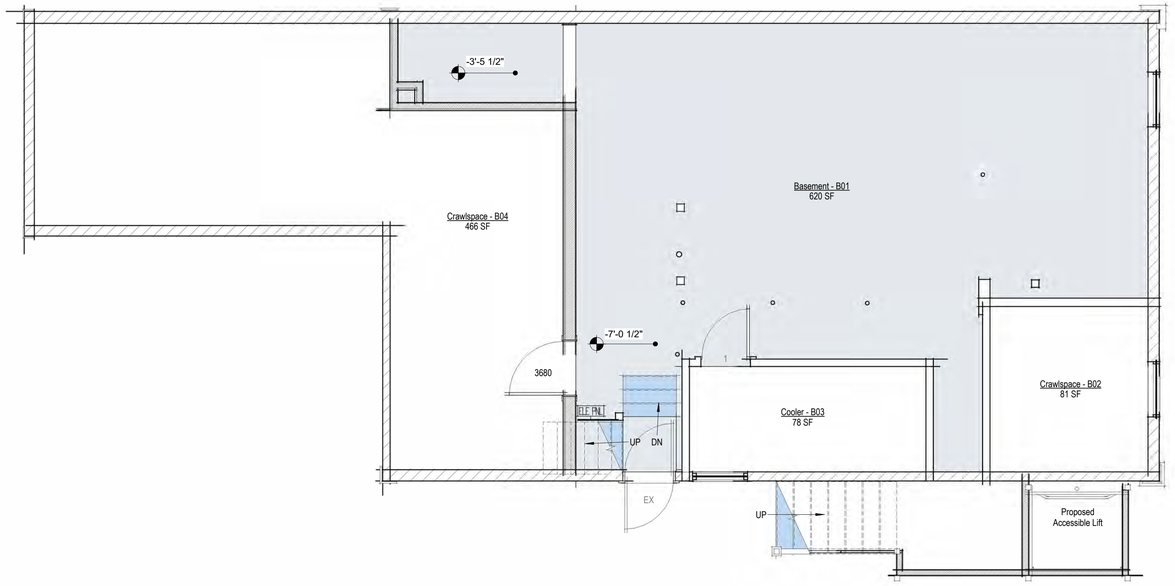
A.0.1

2026

09.09.24

HDC Submission



Basement Plan - Proposed

1/4" = 1'-0"

2026

20 Broad Street

Nantucket, MA

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4095
www.emeritusltd.com

Site Information

Map & Parcel:	42.4.2 / 33
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A.2.3 Exterior Elevations

Revisions

Floor Plan

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A.1.0

2026

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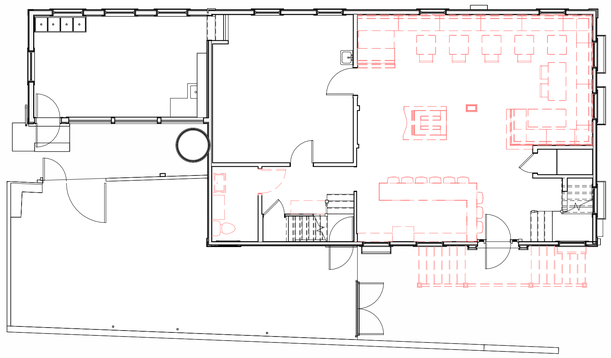
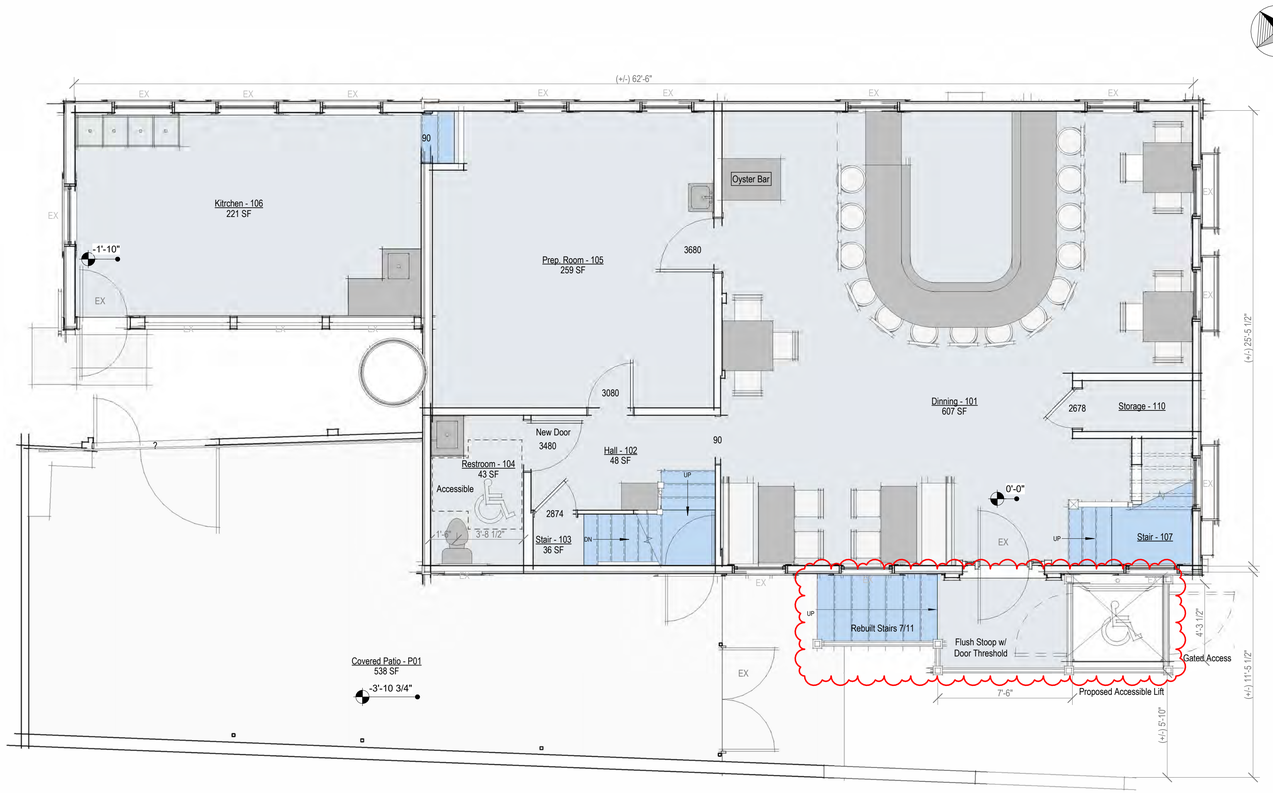


First Floor Plan - Demolition

1/8" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"

2026

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Floor Plans

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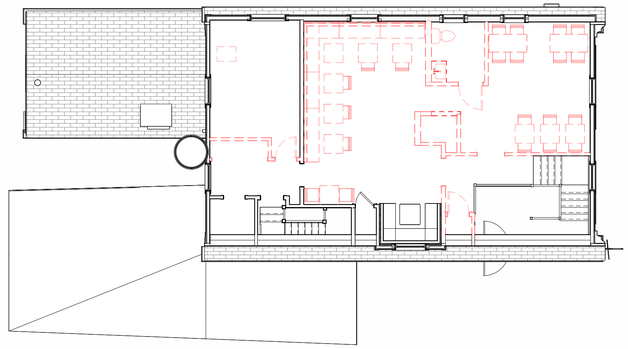
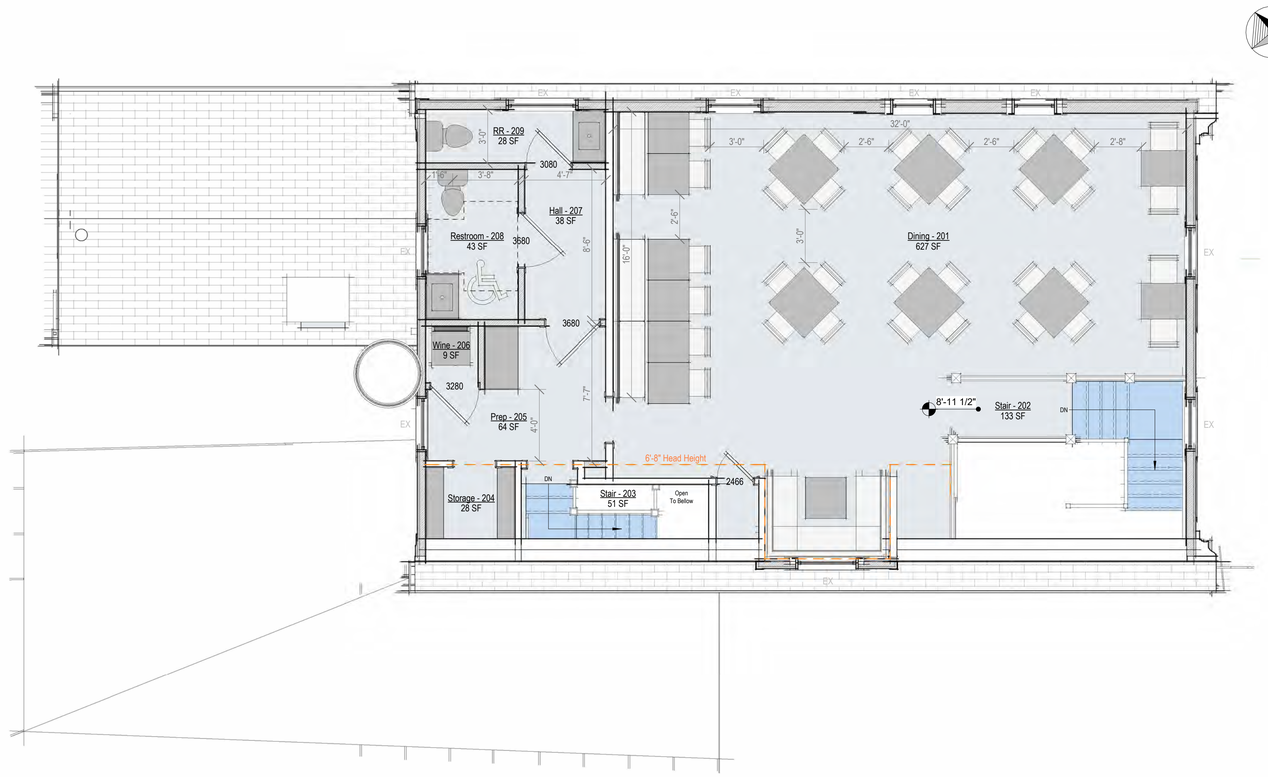


Second Floor Plan - Demolition

1/8" = 1'-0"



Second Floor Plan - Proposed

1/4" = 1'-0"

2026

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Floor Plans

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A.1.2

2026

09.09.24

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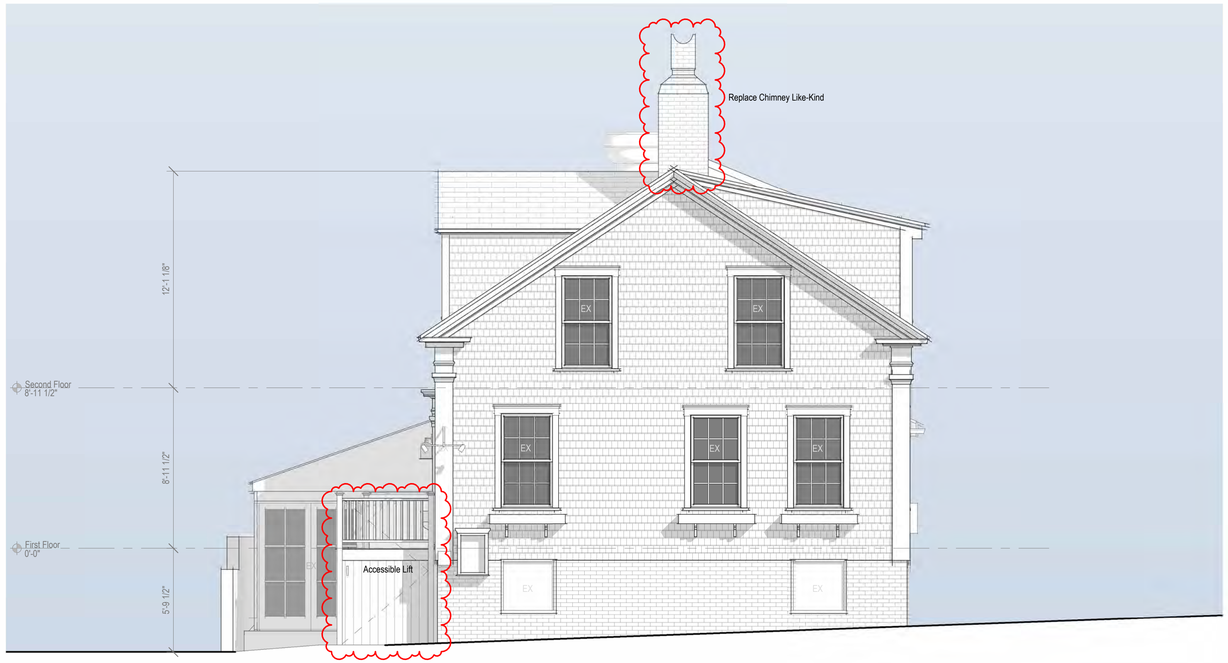
North Elevation - Existing

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

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Exterior Elevations

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A.2.1

2026

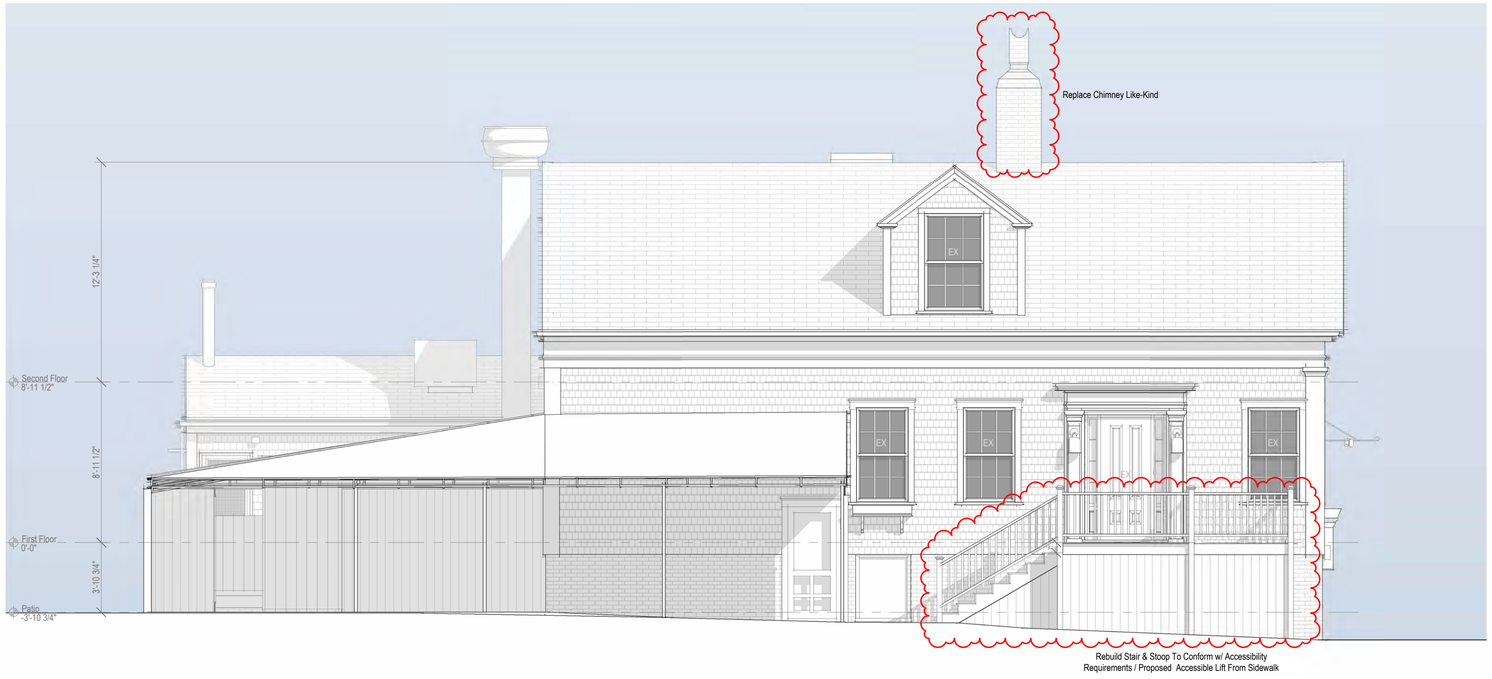
09.09.24

HDC Submission



East Elevation - Existing

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"

2026

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emeritus

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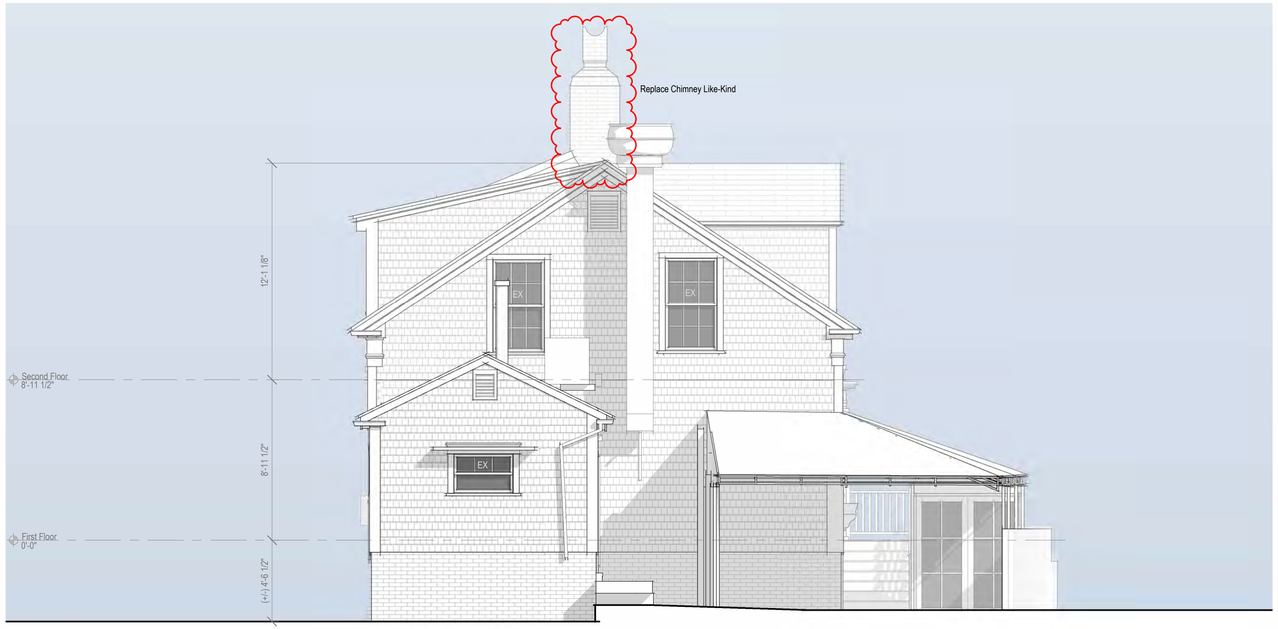
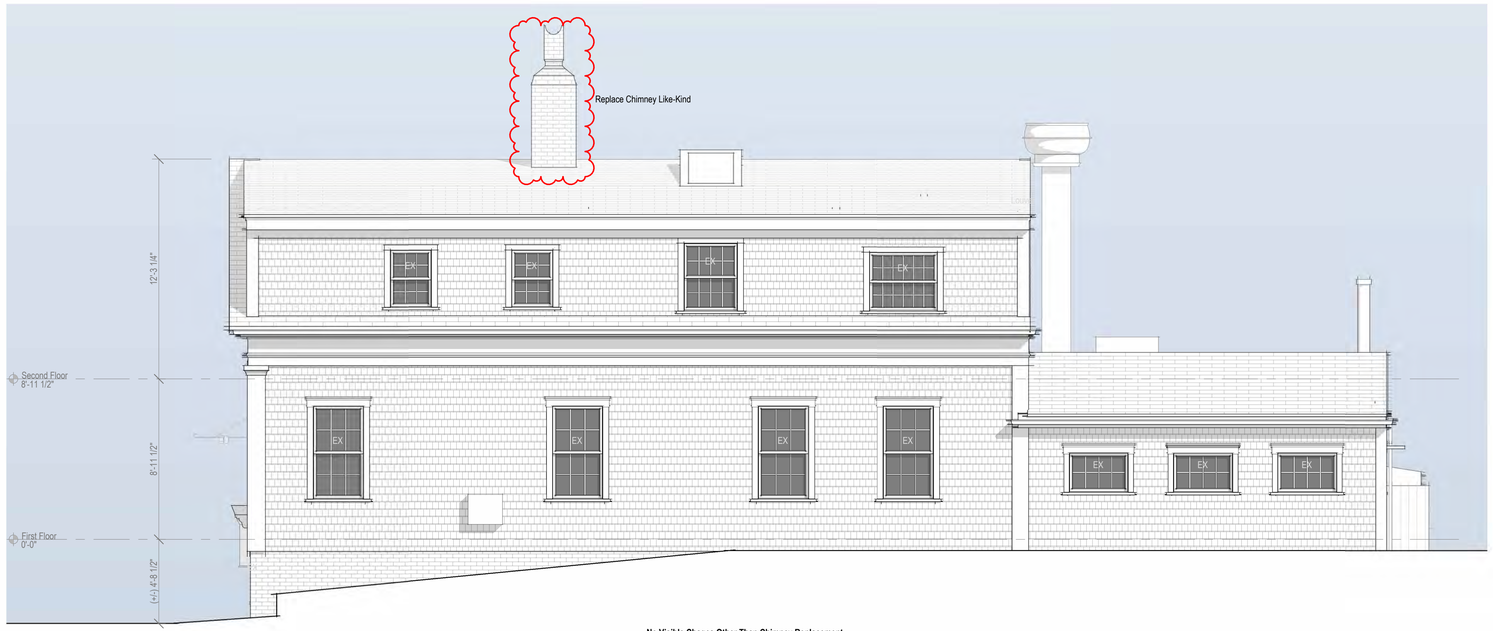


No Visible Chages Other Than Chimney Replacement

South Elevation - Existing

1/4" = 1'-0"



No Visible Chages Other Than Chimney Replacement

West Elevation - Existing

1/4" = 1'-0"

2026

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emeritus

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Revisions

Exterior Elevations

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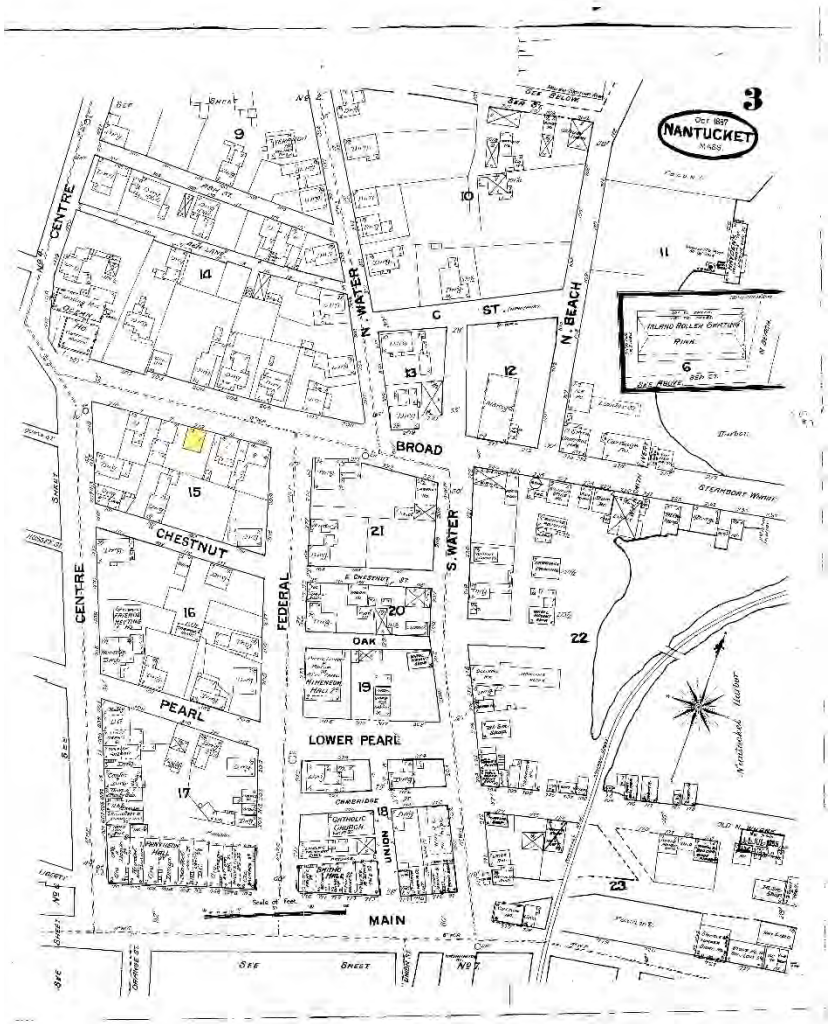
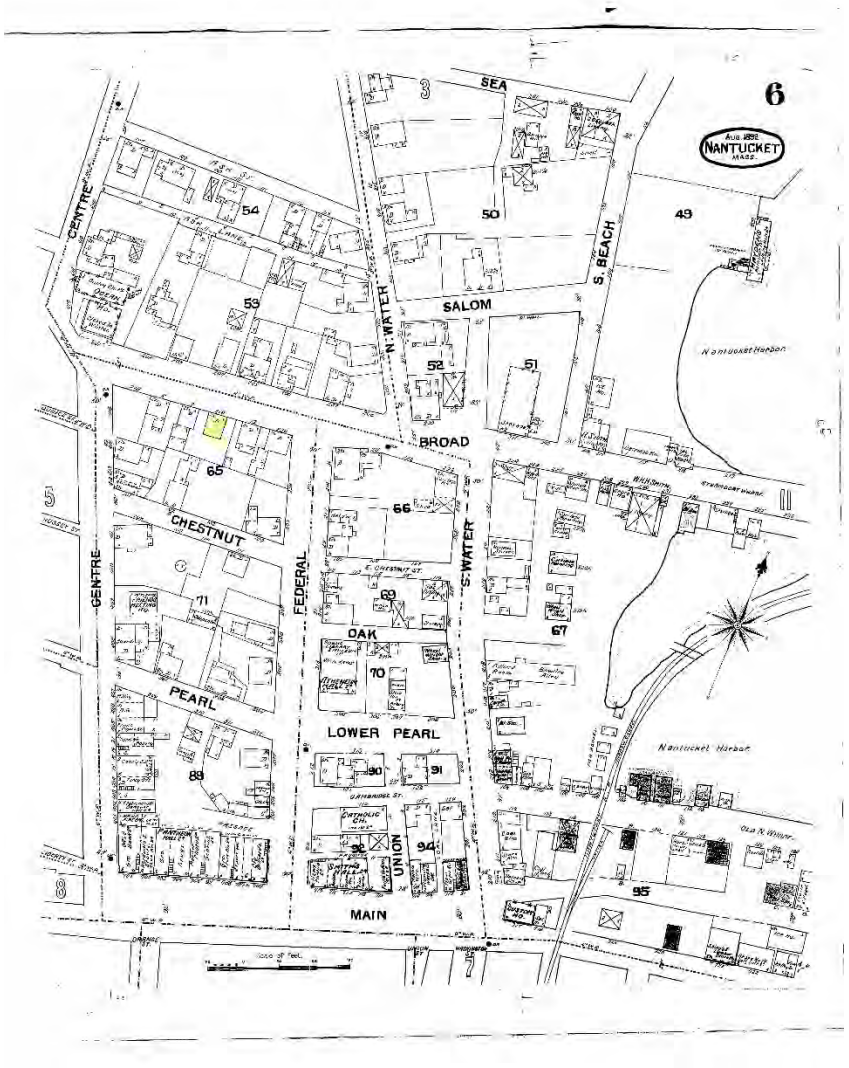
A.2.3

2026



October 1887



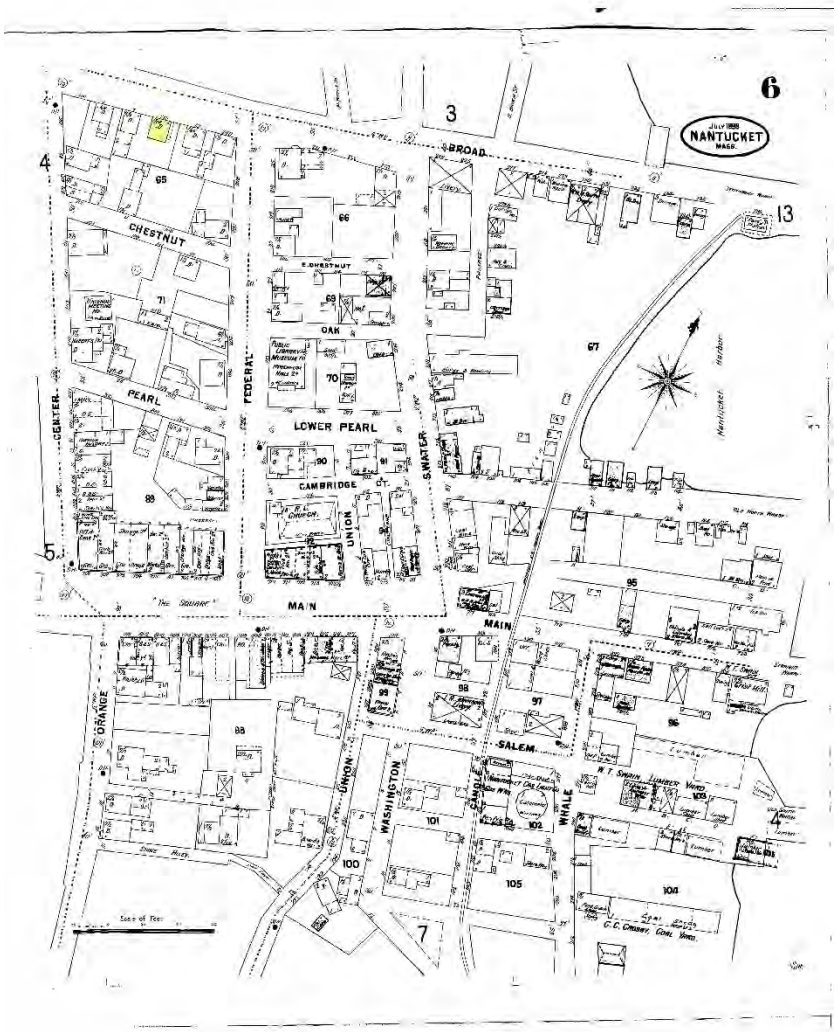
August 1892

20 Broad Street

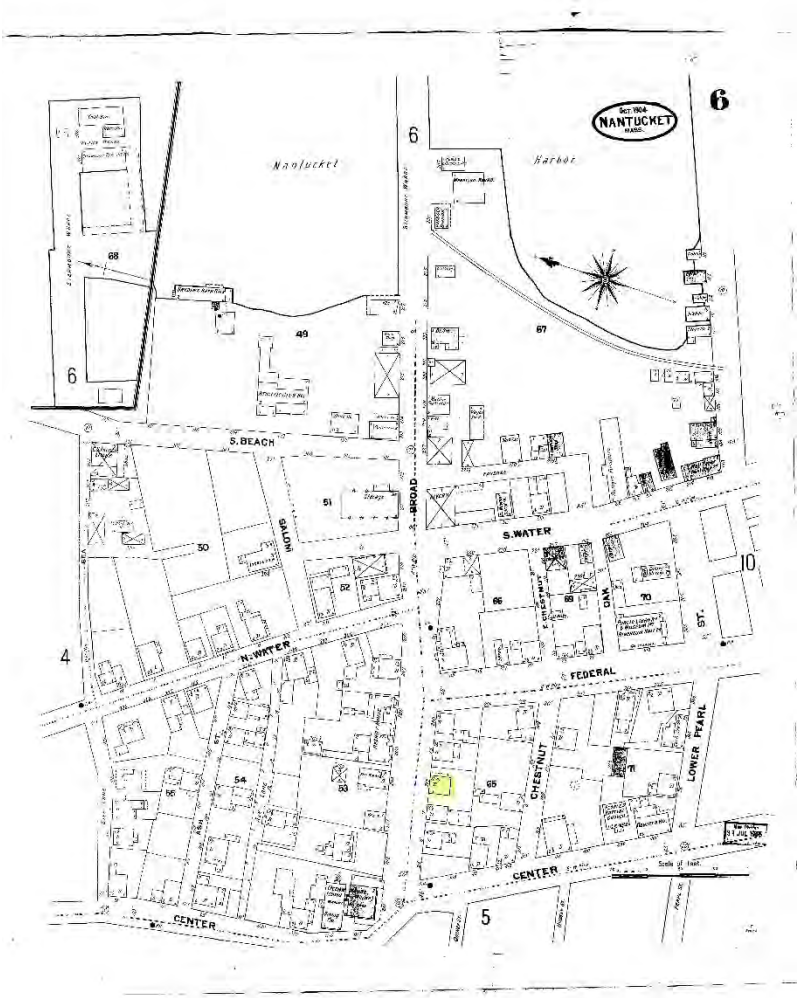
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



July 1898



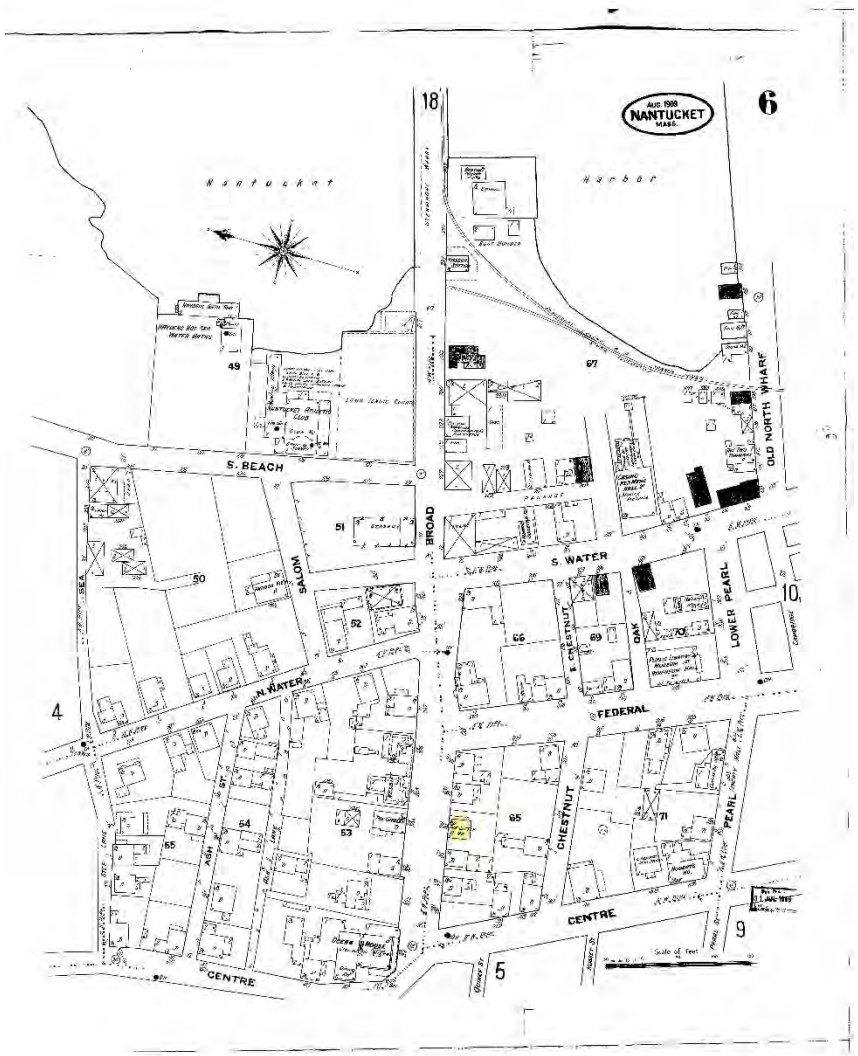
October 1904

20 Broad Street

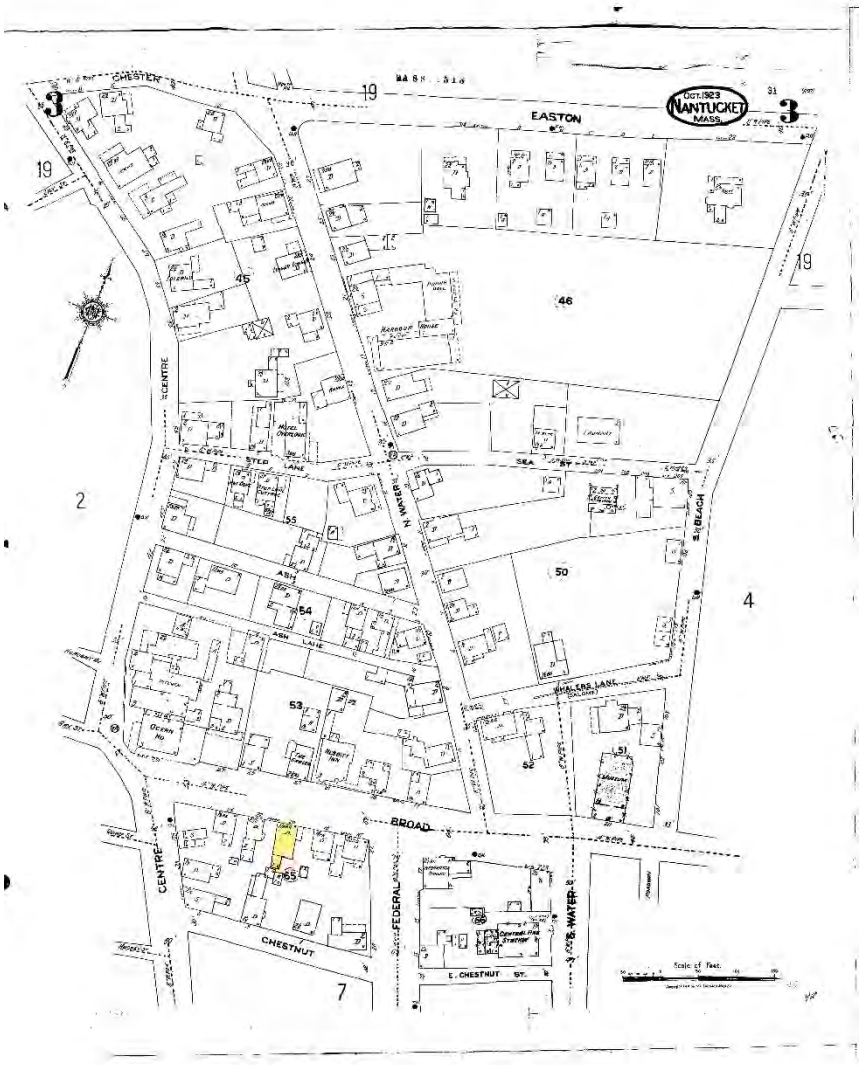
Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



August 1909



October 1923

20 Broad Street

Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



Photograph shows the rear view of the house at 20 Broad Street. Date: circa 1880

Source: Nantucket Historic Association Archive / https://nha.org/ Number: GPN2451

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20 Broad Street

Nantucket, Ma, 02554

Historical Research

Historical Photos

emeritus



Broad Street view looking west from Federal Street. Date:1900 (circa)

Source: Nantucket Historic Association Archive / https://nha.org/ Number:GPN4282



20 Broad Street, last name of the owner at the time was Bank. **Date:** April 1993

Source: Nantucket Historic Association Archive / https://nha.org/ **Number:**PH12-403

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20 Broad Street

Nantucket, Ma, 02554

Historical Research
Sanborn Maps

emeritus



Glass stereograph negative View looking east on Broad Street from Centre Street. The house on the right is 24 Broad Street.

Date:

1870s

Source: Nantucket Historic Association Archive / https://nha.org/

Number:

GPN-shute-45

36. STYLE OF ARCHITECTURE:

- ○ a. pre-1750, 2 1/2-story Lean-to
- ○ b. post-1750, 1 3/4-story Lean-to
- ○ c. Typical Nantucket 4-bay
- ○ d. 1 3/4 story, 3-bay
- ○ e. Federal
- ○ f. Greek Revival
- ○ g. Gothic Revival
- ○ h. Italianate
- ○ i. Second Empire
- ○ j. Queen Anne
- ○ k. Colonial Revival
- ○ l. Shingle style
- ○ m. Bungalow
- ○ n. Four Square
- ○ o. other: _____

37. HISTORICAL AND ARCHITECTURAL IMPORTANCE: _____

38. SOURCES:

- ○ a. Registry of Deeds: _____
- ○ b. Assessor's Records: _____
- ○ c. Lancaster, The Architecture of Historic Nantucket, page: _____
- ○ d. H. C. Forman, Early Nantucket & Its Whaling Houses, page: _____
- ○ e. Sanborn Maps, date: _____
- ○ f. NHA photos: _____
- ○ g. HABS research: _____
- ○ h. NHA plaque records: _____
- ○ i. other: _____

GENERAL SETTING AND ORIENTATION OF BUILDING:

39. LOT SIZE: 2,500 CF ○ a. 1/2 acre or less ○ b. 1/2 acre or more: _____

40. APPROXIMATE FRONTAGE: _____ feet

41. SETBACK FROM STREET:

- ○ a. at sidewalk
- ○ b. 10 feet or less
- ○ c. 20 feet or less
- ○ d. other: _____

42. ORIENTATION TO STREET ADDRESS: ○ a. gabled ○ b. ridge parallel ○ c. other: _____

43. SURROUNDINGS: (check several if appropriate)

- ○ a. densely built-up
- ○ b. scattered buildings
- ○ c. open land
- ○ d. residential
- ○ e. commercial
- ○ f. old historic district

44. RELATED OUTBUILDINGS AND PROPERTY:

See form(s): _____

- ○ a. barn
- ○ b. privy
- ○ c. shop
- ○ d. arbor
- ○ e. carriage house
- ○ f. shed
- ○ g. gardens
- ○ h. deck
- ○ i. garage
- ○ j. greenhouse
- ○ k. fence
- ○ l. parking
- ○ m. scallop shanty
- n. landscape features: _____
- ○ o. other: _____

45. OTHER NOTABLE FEATURES: _____

(Building or site including interior features if known)

Revision 5/89 RAF/MF

BUILDING-STRUCTURE INVENTORY FORM

NANTUCKET HISTORIC DISTRICT COMMISSION
NANTUCKET, MASSACHUSETTS

SURVEY/
FILM ROLL #: OHD-5-9
MAP/PARCEL#: 42-42-033

Recorded By: AEG Date: 10/16 Organization: HDC

IDENTIFICATION:

1. STREET NAME & NO.: 20 Broad St 2. BUILDING NAME: Bunch

3. OWNERSHIP: ○ a. public ○ b. private 4. PRESENT OWNER: Cocker & Crystal L

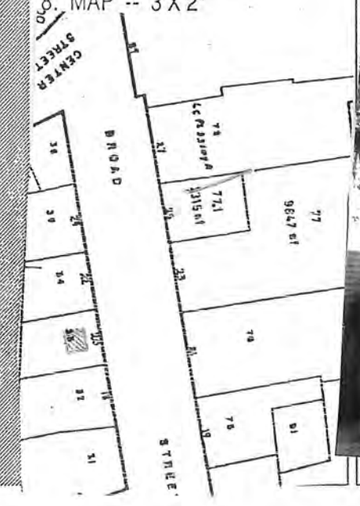
5. OWNERSHIP HISTORY: (include owner names, date(s) of ownership, and information source)

6. USE: Original: _____ Present: _____
○ a. seasonal ○ b. year-round

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: ○ a. Yes ○ b. No
Interior accessible, explain: no

8. MAP -- 3 X 2"





DESCRIPTION:

10. FOUNDATION
◉ a. brick ○ b. rubblestone ○ c. concrete ○ d. other: _____

11. STRUCTURAL SYSTEM
○ a. post-and-beam ○ c. masonry load-bearing walls
○ b. balloon wood frame ○ d. other: _____

12. EXTERIOR WALL MATERIAL: Front Facade:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ◉ d. clapboard ○ f. flush boarding
○ g. other: _____

13. EXTERIOR WALL MATERIAL: Side Elevations:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ◉ d. clapboard ○ f. flush boarding
○ g. other: _____

14. EXTERIOR WALL MATERIAL: Rear Elevation:
○ a. shingles - weathered ○ c. brick ○ e. board and batten
○ b. shingles - painted ○ d. clapboard ○ f. flush boarding
○ g. other: _____

15. NUMBER OF STORIES: ○ a. 1 ○ c. 1 3/4 ○ e. 2 1/2 ○ g. other: _____
○ b. 1 1/2 ○ d. 2 ○ f. 3

16. ROOF SHAPE: ◉ a. gable ○ c. hip ○ e. other: _____
○ b. gambrel ○ d. shed

17. ROOFING MATERIAL: ◉ a. composition shingle ○ b. weathered cedar shinge ○ c. slate

18. ROOF FEATURES:
○ a. roof walk ○ e. balustrade
○ b. dormers on street facade ○ f. skylight
○ c. dormers on side elevations ○ g. roof hatch
○ d. dormers on rear elevation ○ h. cupola
○ i. other: _____

19. DORMER ROOF(S): ◉ a. gable ○ b. hip ○ c. shed ○ d. other: _____

20. CHIMNEY MATERIAL: ◉ a. brick, unpainted ○ c. brick, parged ○ e. concrete block
○ b. brick, painted ○ d. rubblestone ○ f. metal

21. CHIMNEY POSITION: ○ a. center ○ b. off-center ○ c. end wall ○ d. other: _____

22. NUMBER OF CHIMNEYS: ○ a. one ○ b. two ○ c. three ○ d. other: _____

23. CHIMNEY FEATURES: ○ a. corbelling ◉ b. chimney pots/owls ○ c. pilastered

24. FRONT/PRIMARY DOOR LOCATION: ○ a. center ○ b. off-center

25. FRONT/PRIMARY DOOR FRAME FEATURES:
(check several if appropriate)
◉ a. sidelights ○ f. fanlight
○ b. transom ○ g. blind fan
○ c. plank frame ◉ h. Greek Revival
○ d. flush frame ○ i. recessed
○ e. Federal ○ j. other: _____

26. NUMBER OF BAYS: ○ a. three ○ c. five
○ b. four ○ d. N/A
○ e. other: _____

27. WINDOW FRAME TYPE: ○ a. flush ○ c. bull-nose
○ b. plank frame ○ d. other: _____

28. WINDOW SASH TYPE(S) - FRONT FACADE:
○ a. 12/12 ○ d. 2/2
○ b. 9/9 ○ e. casement
◉ c. 6/6 ○ f. other: _____

29. PORCH:
○ a. front ○ b. side ○ c. wrap

30. DETAILS:
(check several if appropriate)
○ a. corner boards (plain) ◉ e. blinds
○ b. corner boards (beaded) ○ f. watertable
○ c. corner board (single) ◉ g. pilasters
◉ d. entry stairs w. balustrade ○ h. trellis
○ i. other: _____

31. CONDITION: ○ a. excellent ○ c. fair
◉ b. good ○ d. deteriorated

32. INTEGRITY: ○ a. original site ○ b. moved if so, when?: _____

Major alterations or additions: _____
(with dates if known) _____

SIGNIFICANCE:

33. ROLE THE BUILDING PLAYS:
○ a. individually significant ◉ b. contributing ○ c. non-contributing

34. DATE OF INITIAL CONSTRUCTION: after 1896 SOURCE: Lancaster
ARCHITECT: _____
BUILDER: _____

35. BUILDING TYPE:
○ a. box ◉ c. gable front ○ e. side-gabled
○ b. additive ○ d. gable ell ○ f. other: _____





Existing Conditions

emeritus



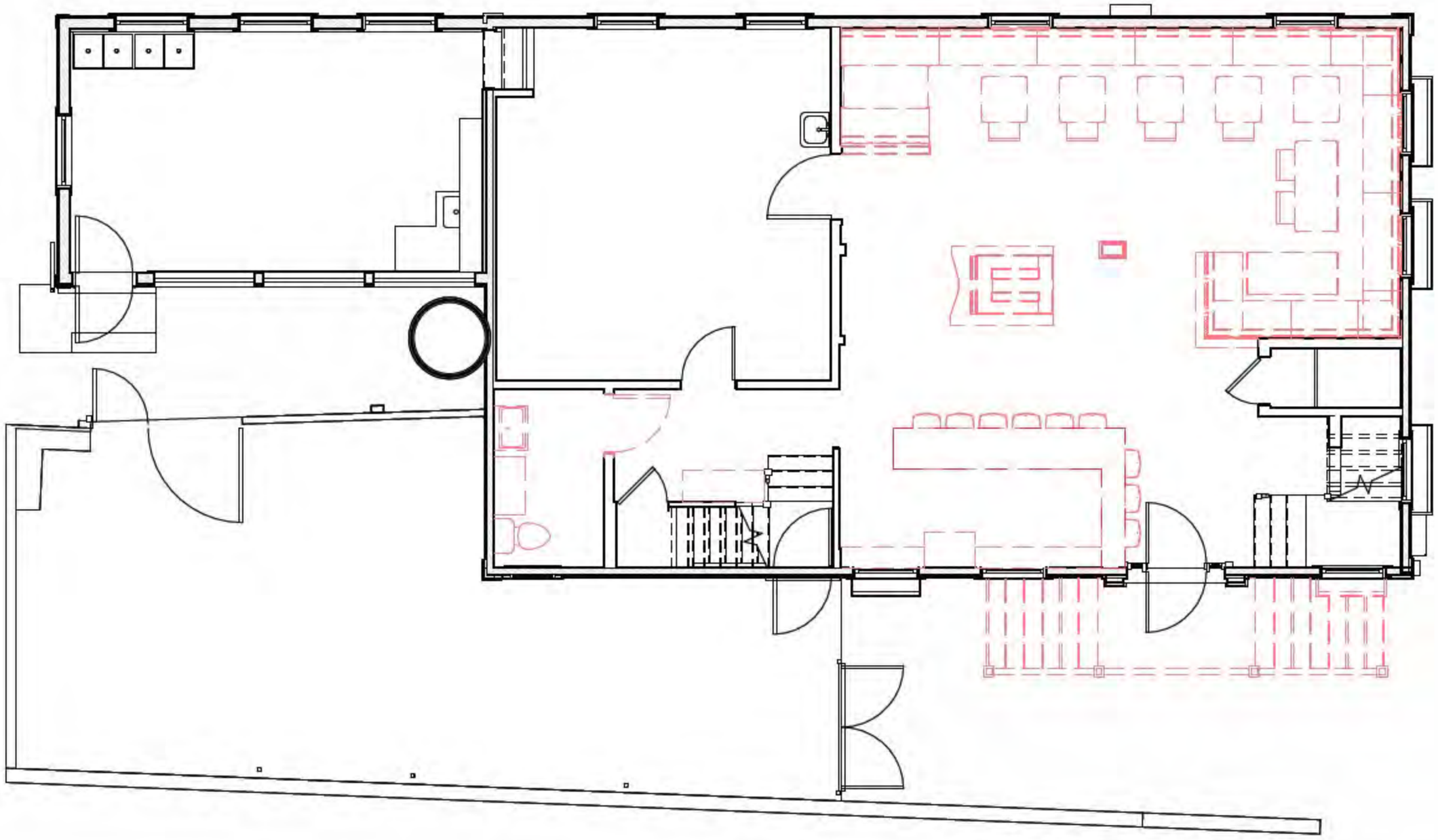


Existing Conditions


42.4.2 90
4
N WATER ST
42.4.2 38
29
42.4.2 78
27
42.4.2 77
23
42.4.2 76
21
42.4.2 74.1
42.4.2 75
19
42.4.2 74
17
42.4.2 77.1
25
BROAD ST
BROAD ST
BROAD ST
42.4.2 36
37
42.4.2 35
24
42.4.2 34
22
42.4.2 32
18
42.4.2 31
22
42.3.1 3
35
42.3.1 4
33
42.3.1 6
3
42.3.1 7
1
42.3.1 8
20
FEDERAL ST
CENTER ST
QUINCE ST
42.3.1 63
42 44B
42.3.1 64
40 40A
42.3.1 66
38
42.3.1 67
36
42.3.1 5
5
CHESTNUT ST
CHESTNUT ST
42.3.1 69
2
42.3.1 72
18
42.3.1 71
16
42.3.1 70
16-
42.3.1 126
14
42.3.1 122.2
HUSSEY ST

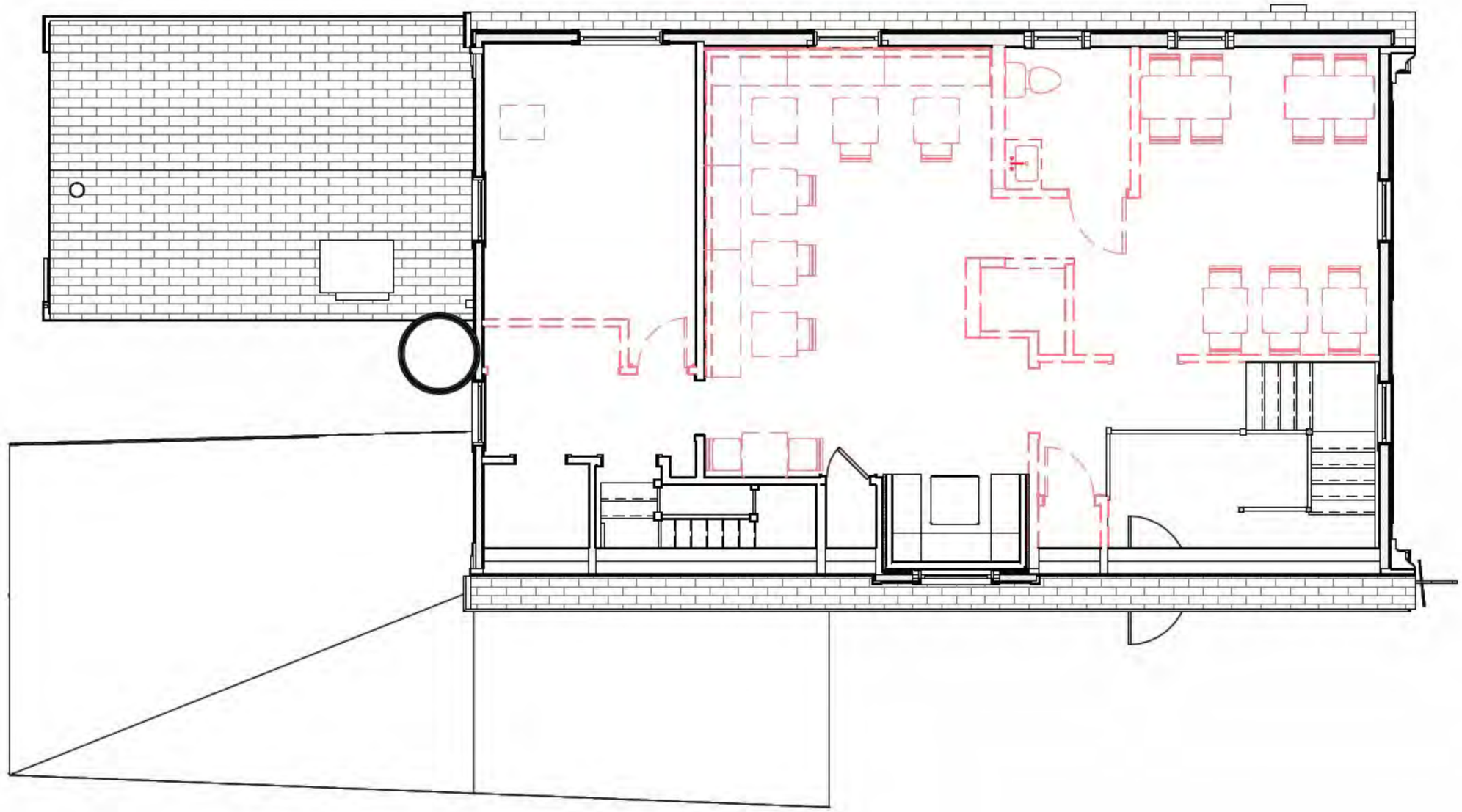
Locus Map


BROAD STREET
Accessible Lift
New Stairs & Accessible Stoop
20 BROAD
TOTAL AREA
1,388 +/- S. F.
22 BROAD
Covered Patio Dining
3 CHESTNUT



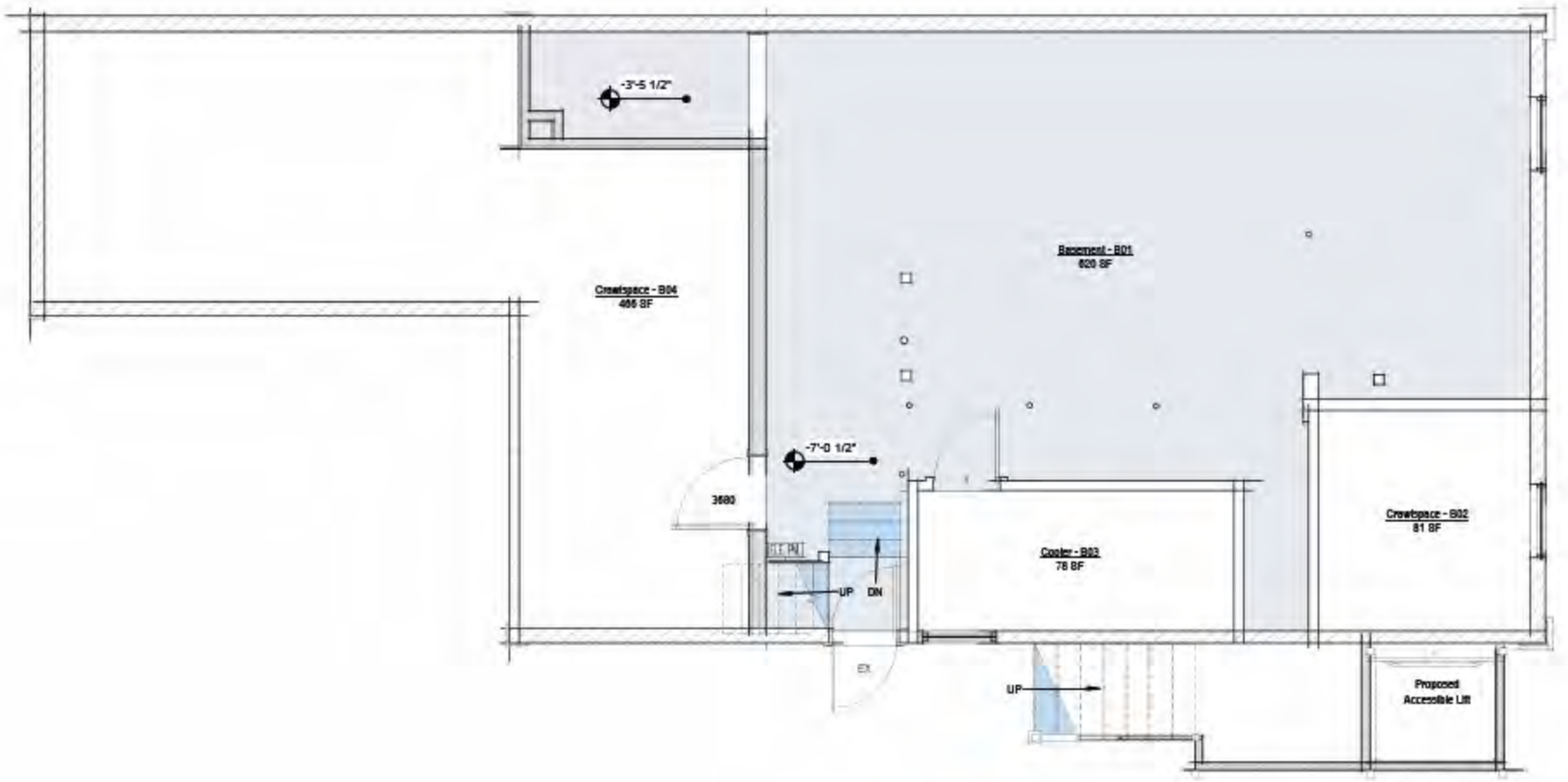
First Floor Plan - Demolition

1/8" = 1'-0"



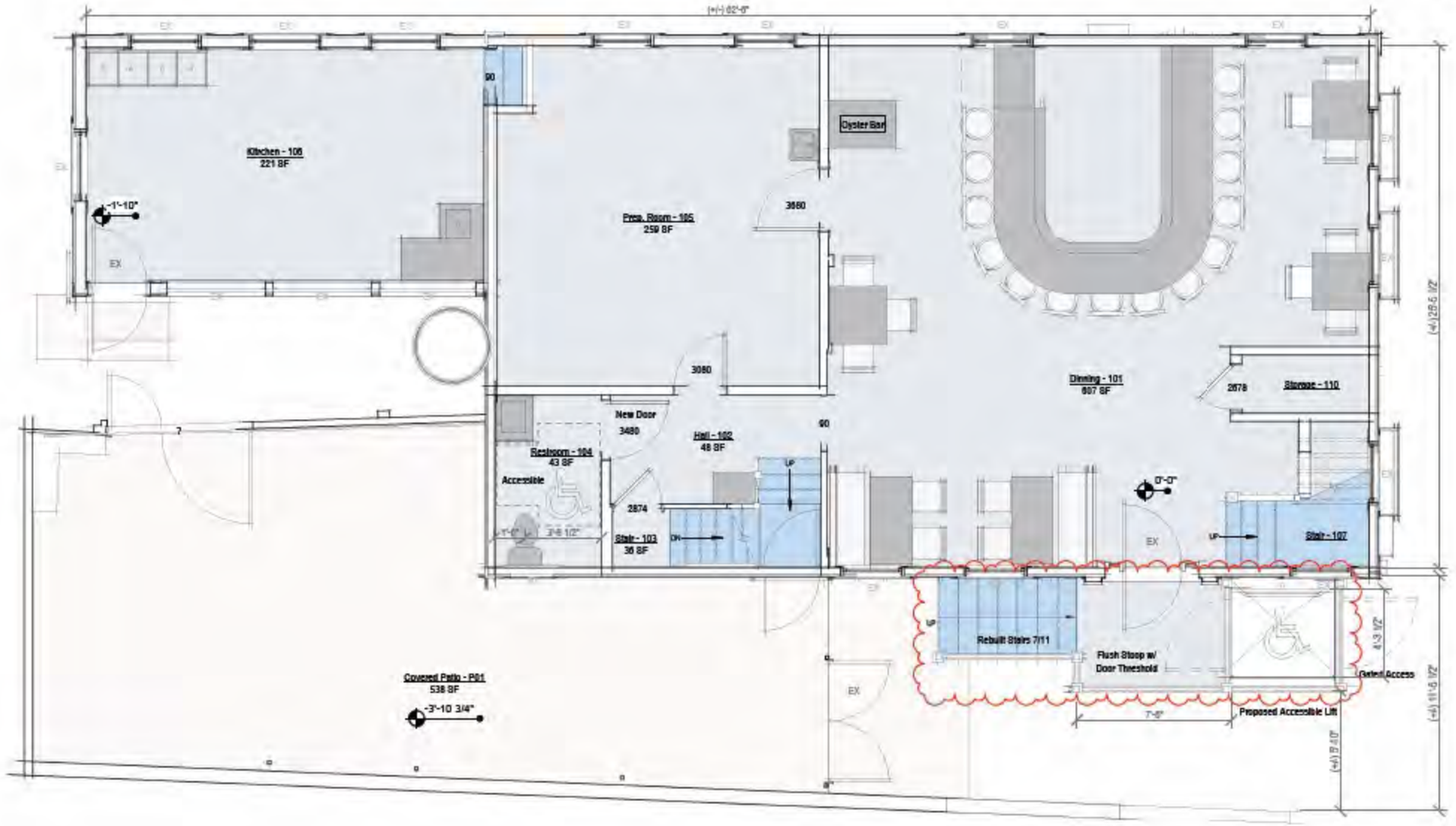
Second Floor Plan - Demolition

1/8" = 1'-0"



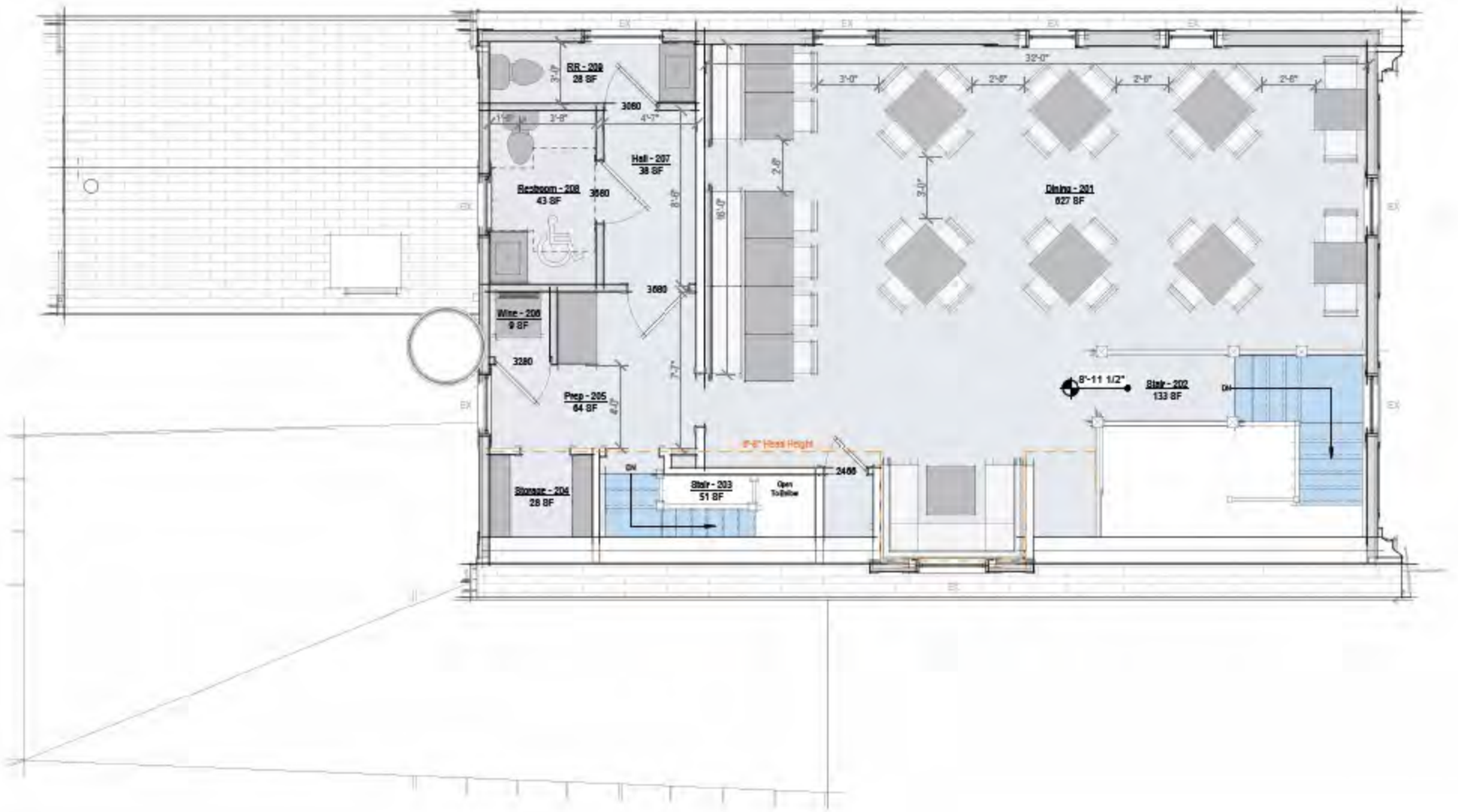
Basement Plan - Proposed

1/4" = 1'-0"



First Floor Plan - Proposed

1/4" = 1'-0"



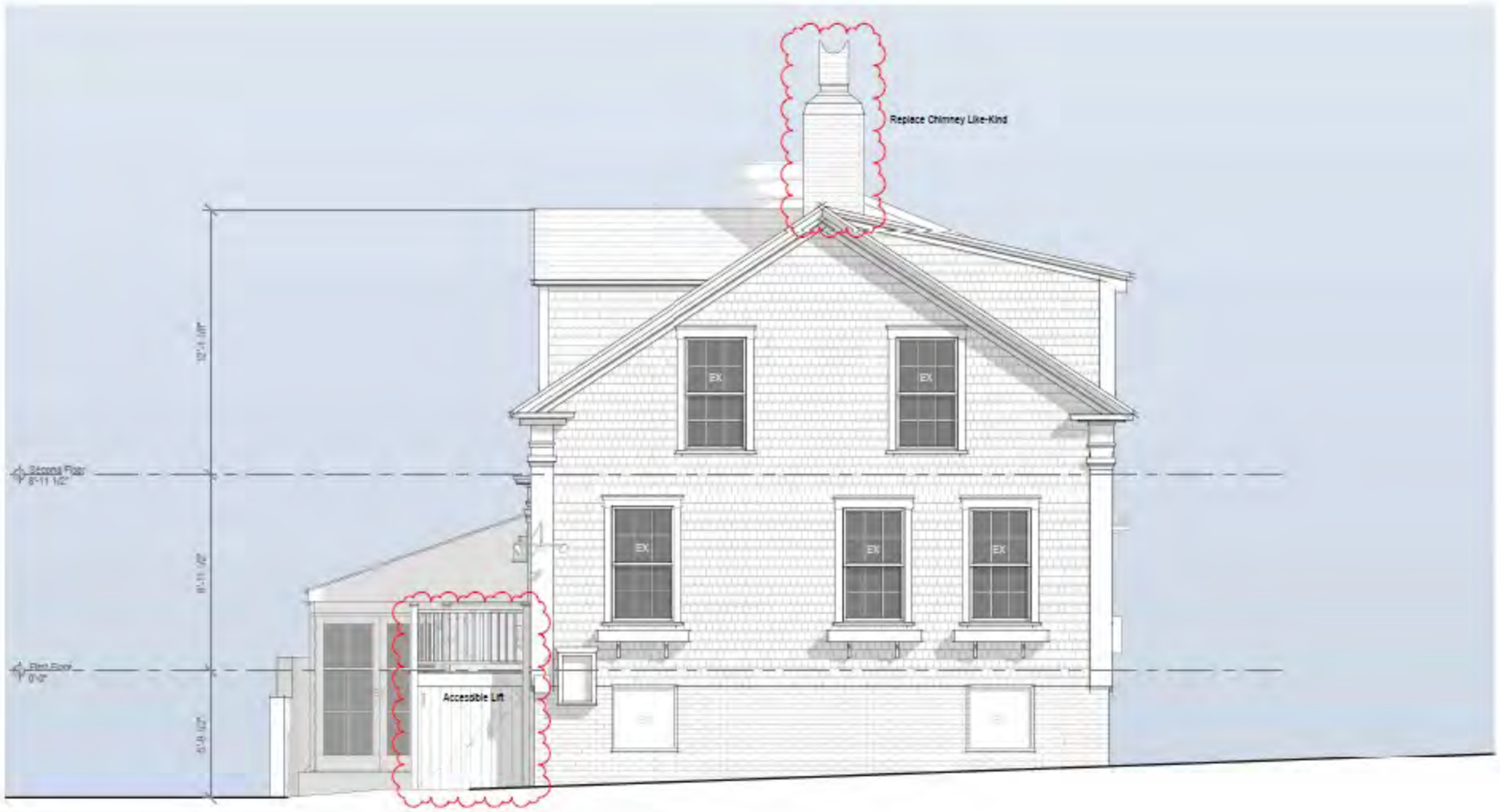
Second Floor Plan - Proposed

1/4" = 1'-0"



North Elevation - Existing

1/8" = 1'-0"



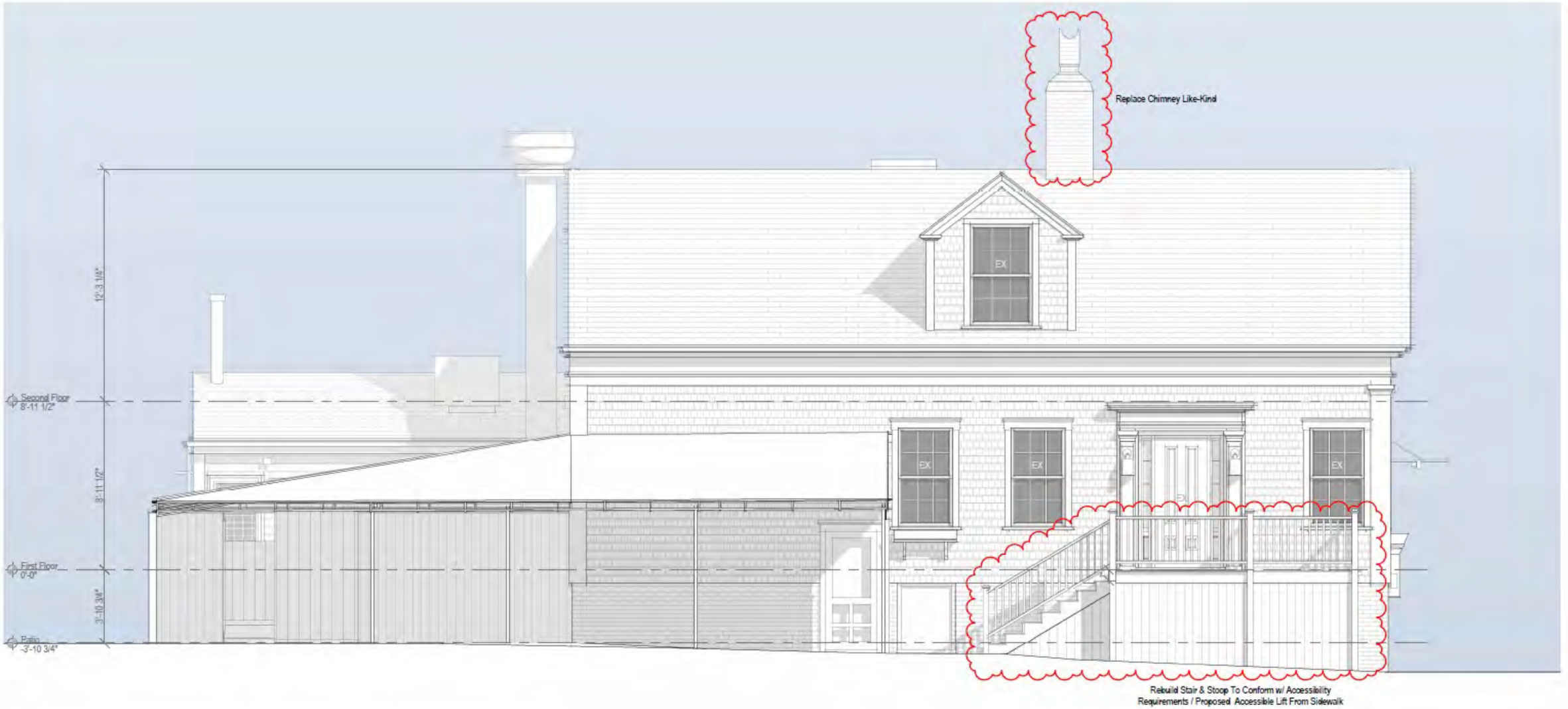
North Elevation - Proposed

1/4" = 1'-0"



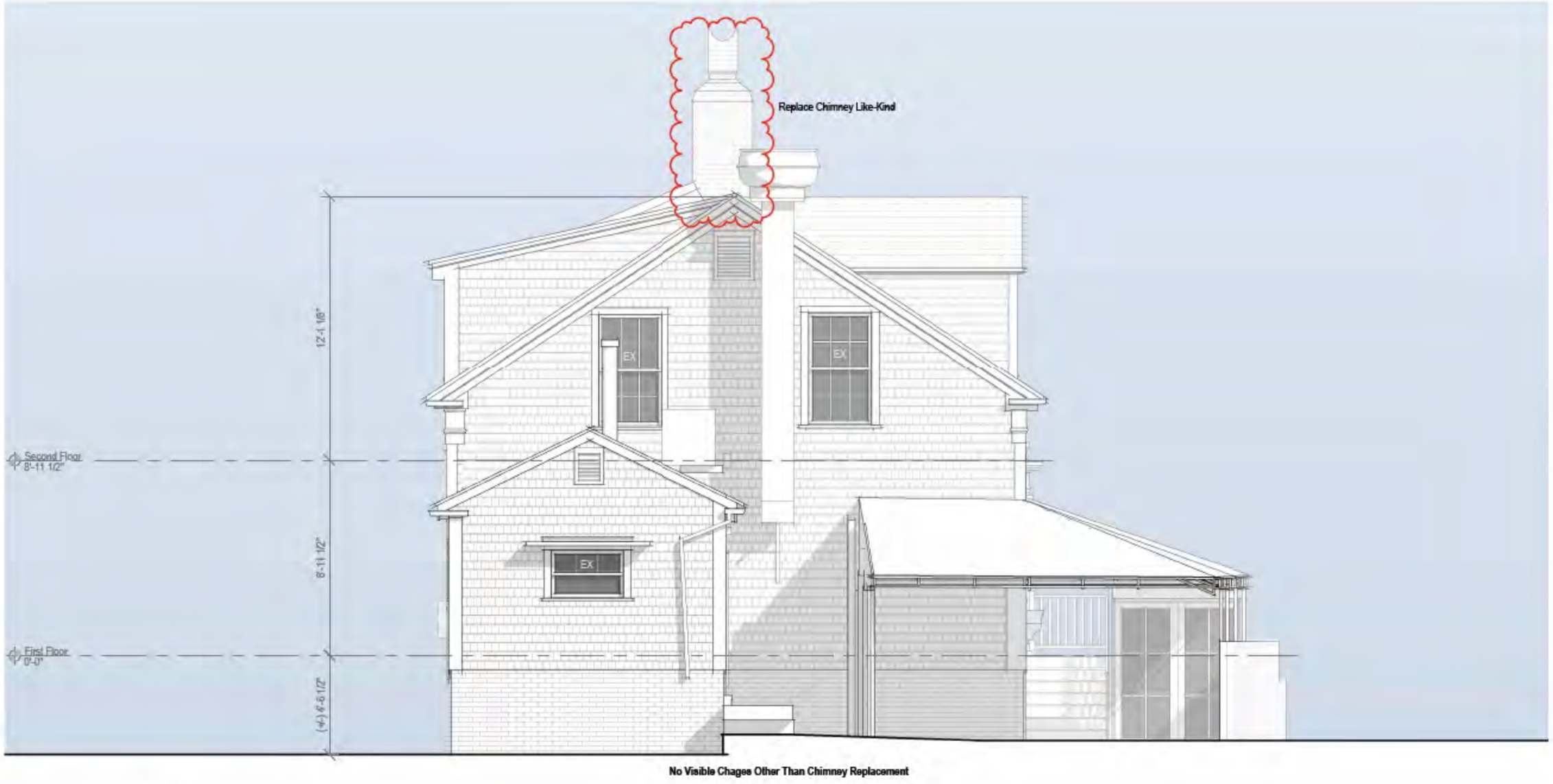
East Elevation - Existing

1/8" = 1'-0"



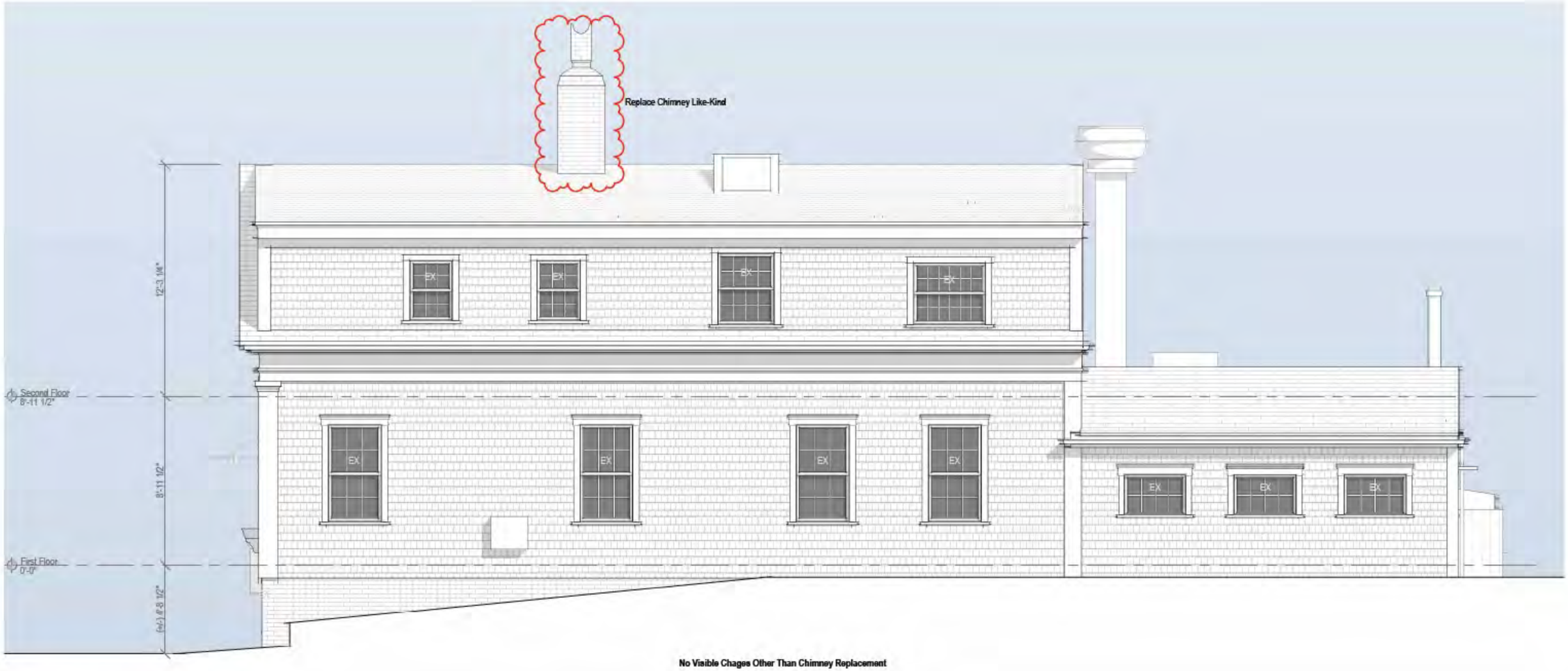
East Elevation - Proposed

1/4" = 1'-0"



South Elevation - Existing

1/4" = 1'-0"



No Visible Chages Other Than Chimney Replacement

West Elevation - Existing

1/4" = 1'-0"

224 Polpis Road 26 / 22.23 Garage/ADU

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

X	1.	**Completed Application Form:** Description of **ALL** work must be indicated on application form.
X	2.	**Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.
X	3.	**Application Fee:** See back of application for fee schedule or call the office.
X	4.	**Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.
X	5.	**Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.
X	6.	**8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.
X	7.	**Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.
X	8.	**Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

n/a	1.	**Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**
X	2.	**Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.
n/a	3.	**As-Built Plans (1 copy):** of existing elevations
n/a	4.	**Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.
n/a	5.	**Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).
X	6.	**Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.
X (mc) (initial to indicate read and understand)	7.	**I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
X	8.	**Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.
n/a	9.	**Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 26 PARCEL N°. 22.3

Street & Number of Proposed Work: 224 Polpis Rd.

Owner of record: Yellow Dog Nominee Trust

Mailing Address: 913 Dogbar Hill Rd.
Baltimore, MD 21210

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus Ltd.

Mailing Address: 8 Williams Ln
Nantucket, MA 02554

Contact Phone #: 508 325 4995 E-mail: admin@emeritusltd.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☑ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District _____) ☐ Roof ☑ Other garage apartment

Size of Structure or Addition: Length: 25'-0" Sq. Footage 1st floor: 550 sf Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: 22'-0" Sq. footage 2nd floor: 550 sf Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North 6" +/- South " East " West "

Height of ridge above final finish grade: North 22'-5" South " " East " " West " "

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

Is there an HDC survey form for this building attached? ☐ Yes ☑ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass 8½/12 Secondary Mass _____/12 Dormer 4½/12 Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☑ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) Red Cedar

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) Red Cedar

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 5½" Rake 5½" Soffit (Overhang) 6" Corner boards _____ Frieze 4"
Window Casing 3½" Door Frame 3½" Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☑ Other Fixed (at cupola)
☐ True Divided Lights(muntins), single pane ☑ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☑ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type Overhead Material Wood

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall Natural Clapboard (if applicable) _____ Roof Natural
Trim White Sash White Doors White
Deck N/A Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date _____ Signature of owner of record _____ Signed under penalties of perjury

emeritus

Authorization Letter

Nantucket Historic District Commission

In order to submit paperwork to the Historic District Commission (HDC) in a timely manner, Emeritus requests the signature of the owner of record for _____on the following statement:

I _____, the undersigned, hereby authorize my agent, Emeritus, Ltd., to act on my behalf, to sign applications, and to make necessary changes/revisions on filed applications with the Historic District Commission.
(print name of property owner/applicant)

Anne Bailliere _____

Client Signature Date

8 Williams Lane.Nantucket.MA.02554
508.325.4995

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

TJ Watterson

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I _____

AS AGENT FOR _____

STREET ADDRESS _____

MAP/PARCEL _____

UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

_____

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.

Michael Clancy _____

Signature Date

Garage / ADU

224 Polpis Road

09.09.2024

HDC New Business Submission

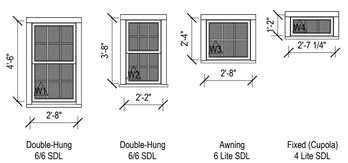


1 Locus Map - Garage/ADU
1/4" = 1'-0"

Single French Entry
2 Panel: 4 Lite SDL

Overehead Garage Door
(2) 3 Lite SDL

2 Exterior Door Legend - Garage/ADU
1/4" = 1'-0"



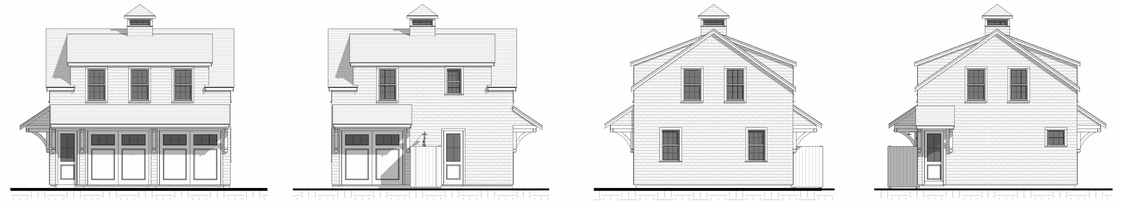
Double-Hung
6/6 SDL

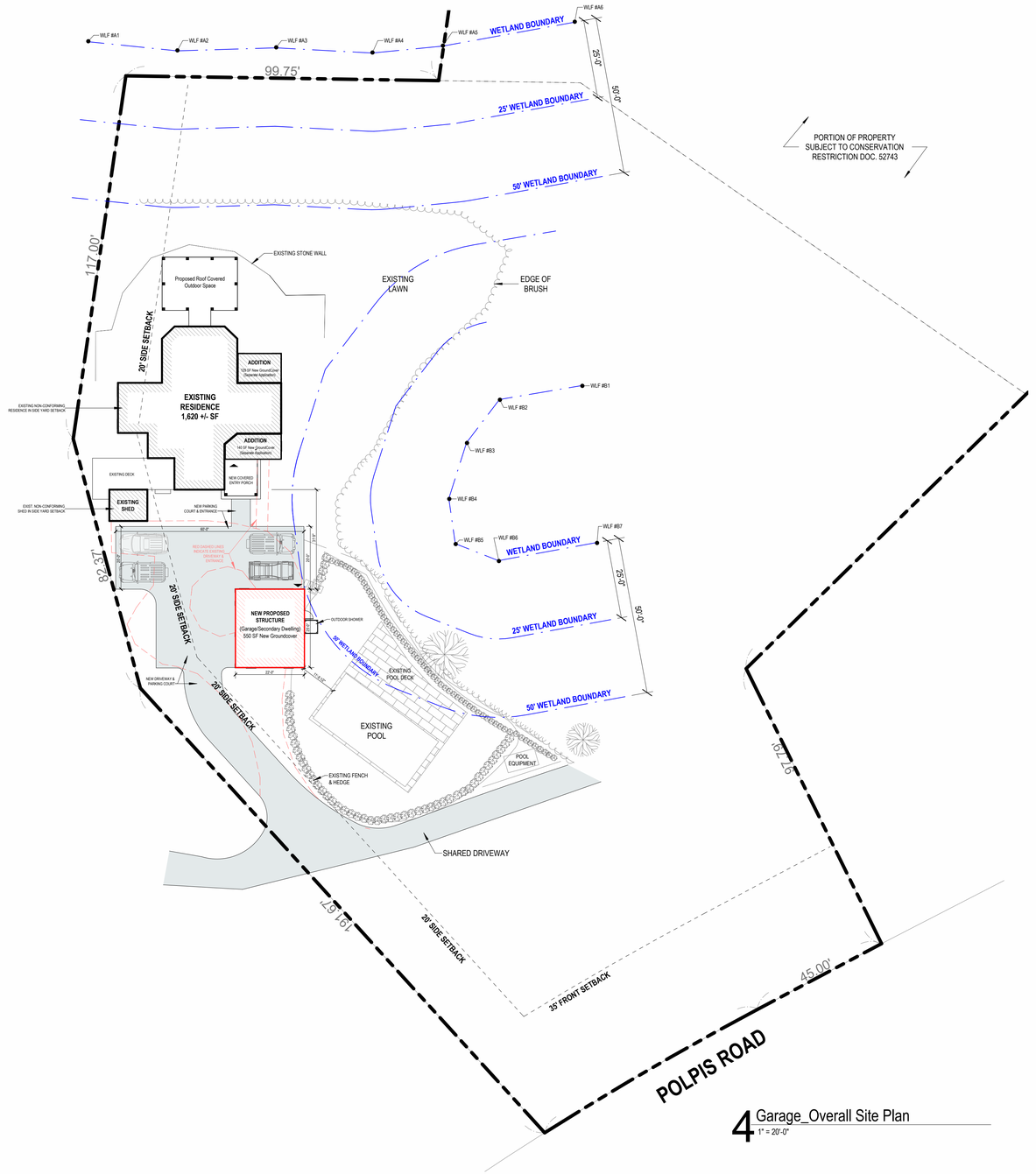
Double-Hung
6/6 SDL

Awning
6 Lite SDL

Fixed (Cupola)
4 Lite SDL

3 Window Legend - Garage/ADU
1/4" = 1'-0"





4 Garage_Overall Site Plan
1" = 20'-0"

2407

Garage / ADU

224 Polpis Road

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3,141 SF (3%)
Existing G.C.:	1,620 SF
Proposed G.C.:	819 SF
Total Proposed G.C.:	2,439 SF (2.32%)

Sheet Index - Architectural & Structural

SHEET INDEX

G.001 Garage/ADU - Cover Sheet
A.101 Garage/ADU- Floor Plans
A.201 Garage/ADU - Exterior Elevations
A.301 Garage/ADU - Perspective Images
A.401 Site Images

Revisions

Garage/ADU - Cover Sheet

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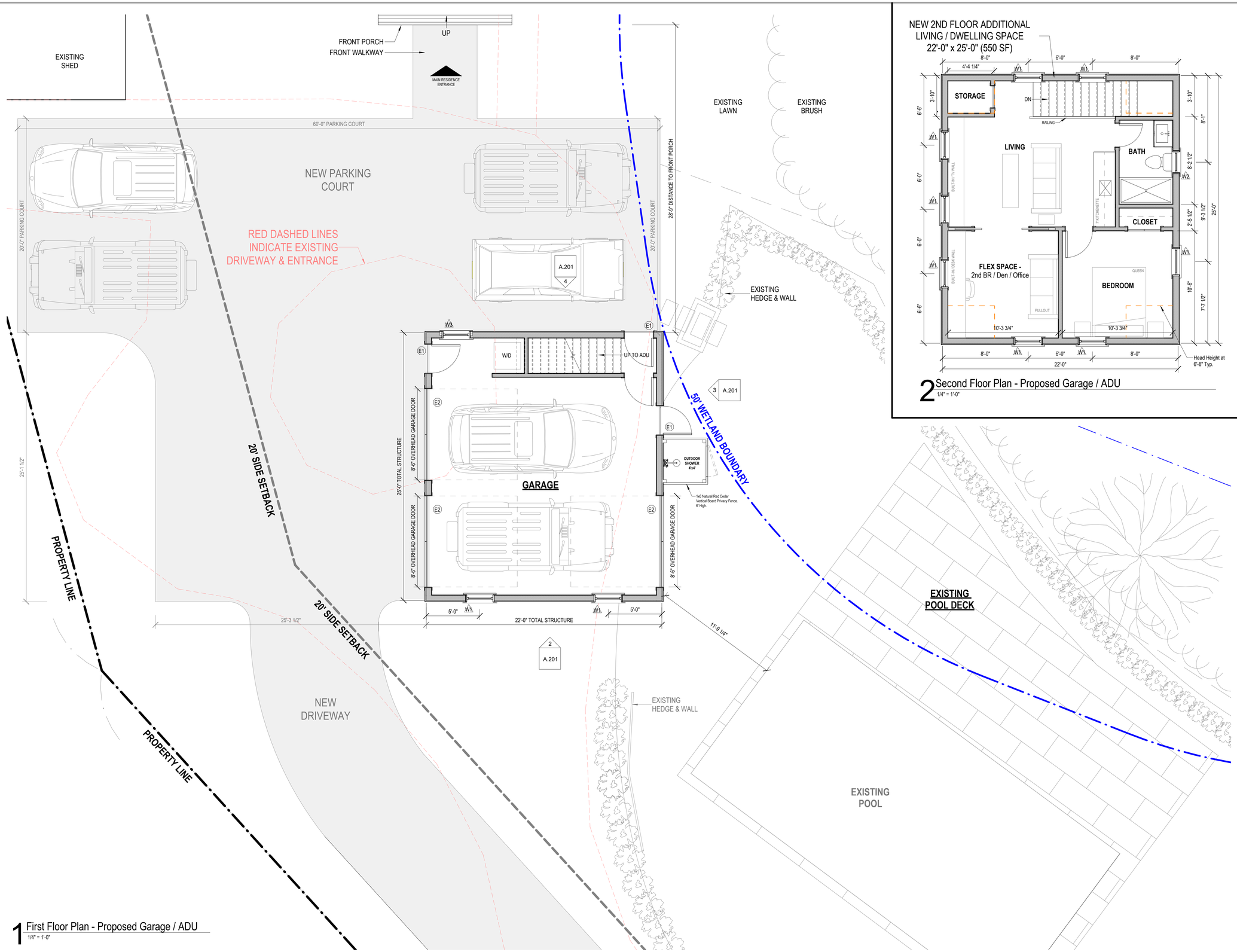
G.001

2407

HDC New Business Submission 09.09.2024



1 First Floor Plan - Proposed Garage / ADU
1/4" = 1'-0"

NEW 2ND FLOOR ADDITIONAL LIVING / DWELLING SPACE
22'-0" x 25'-0" (550 SF)

2 Second Floor Plan - Proposed Garage / ADU
1/4" = 1'-0"

2407

Garage / ADU

224 Polpis Road

emeritus
8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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Garage/ADU- Floor Plans

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A.101
2407

HDC New Business Submission

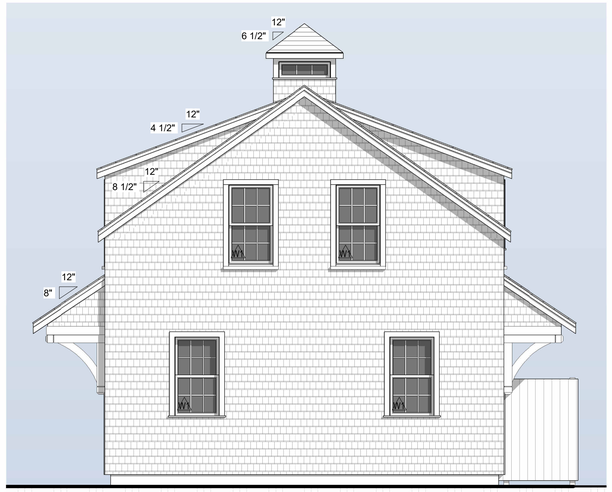
09.09.2024



1 Garage Exterior Elevation_01
1/4" = 1'-0"



3 Garage Exterior Elevation_02
1/4" = 1'-0"



2 Garage Exterior Elevation_03
1/4" = 1'-0"



4 Garage Exterior Elevation_04
1/4" = 1'-0"



5 Site Elevation
1/8" = 1'-0"

2407

Garage / ADU

224 Polpis Road

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
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Garage/ADU - Exterior Elevations

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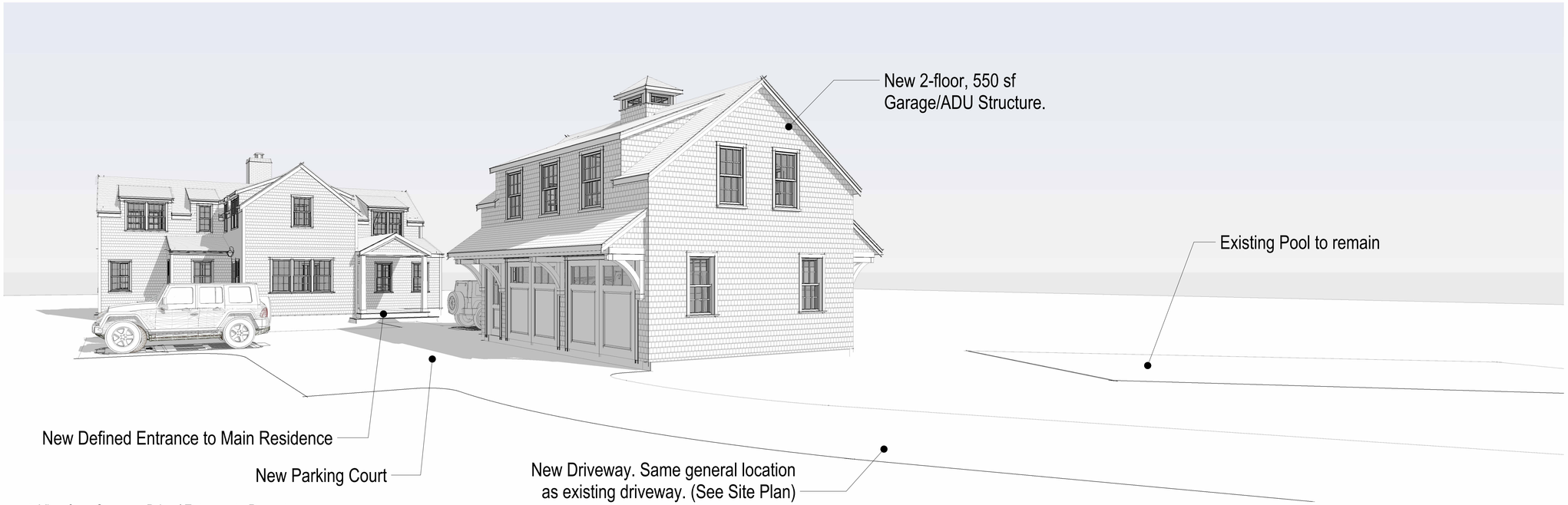
A.201

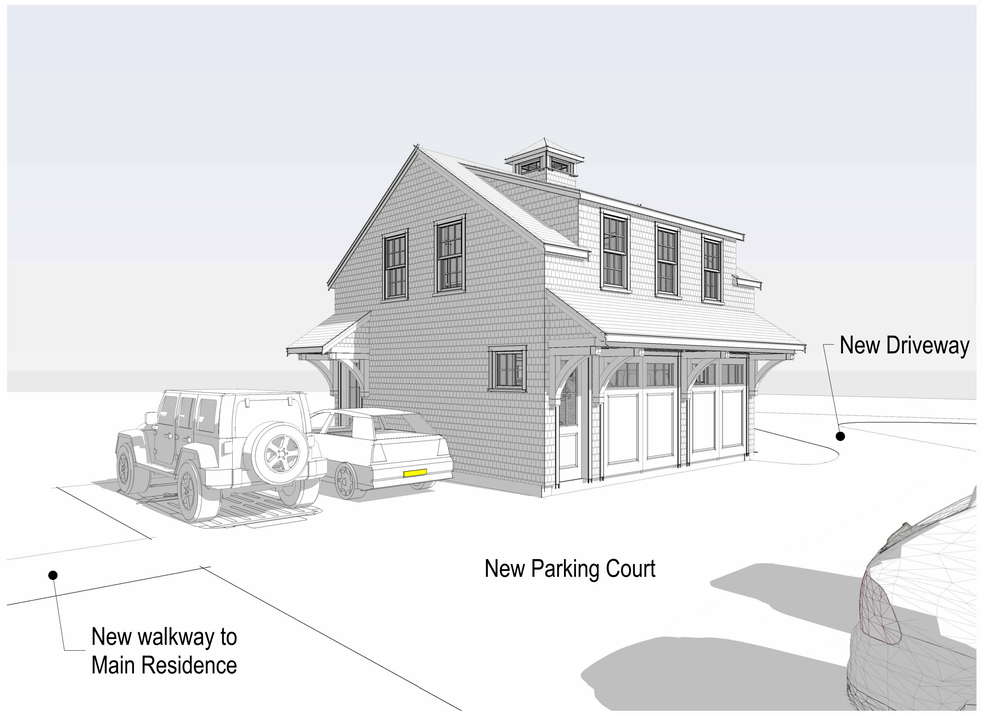
2407

HDC New Business Submission

09.09.2024



1 View from Common Drive / Entrance to Property



2 View from Existing Main Residence (Looking down new driveway)

2407

Garage / ADU

224 Polpis Road

emeritus

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com

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A.201	Garage/ADU - Exterior Elevations
A.301	Garage/ADU - Perspective Images
A.401	Site Images

Revisions

Garage/ADU - Perspective Images

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A.301

2407

HDC New Business Submission *09.09.2024*



View from Polpis Road



View from Common Driveway



View from Private Driveway



View from Private Driveway

2407

Garage / ADU

224 Polpis Road

8 Williams Lane
Nantucket, MA 02554
508.325.4995
www.emeritusltd.com
emeritus

Site Information

Map & Parcel:	26 / 22.3
Current Zoning:	LUG3
Minimum Frontage:	200'
Front Setback:	35'
Side/Rear Setback:	20'
Lot Size:	104,684 SF
Min. Lot Size:	120,000 SF
Allowable G.C.:	3,141 SF (3%)
Existing G.C.:	1,620 SF
Proposed G.C.:	819 SF
Total Proposed G.C.:	2,439 SF (2.32%)

Sheet Index - Architectural & Structural

SHEET INDEX

G.001	Garage/ADU - Cover Sheet
A.101	Garage/ADU- Floor Plans
A.201	Garage/ADU - Exterior Elevations
A.301	Garage/ADU - Perspective Images
A.401	Site Images

Revisions

Site Images

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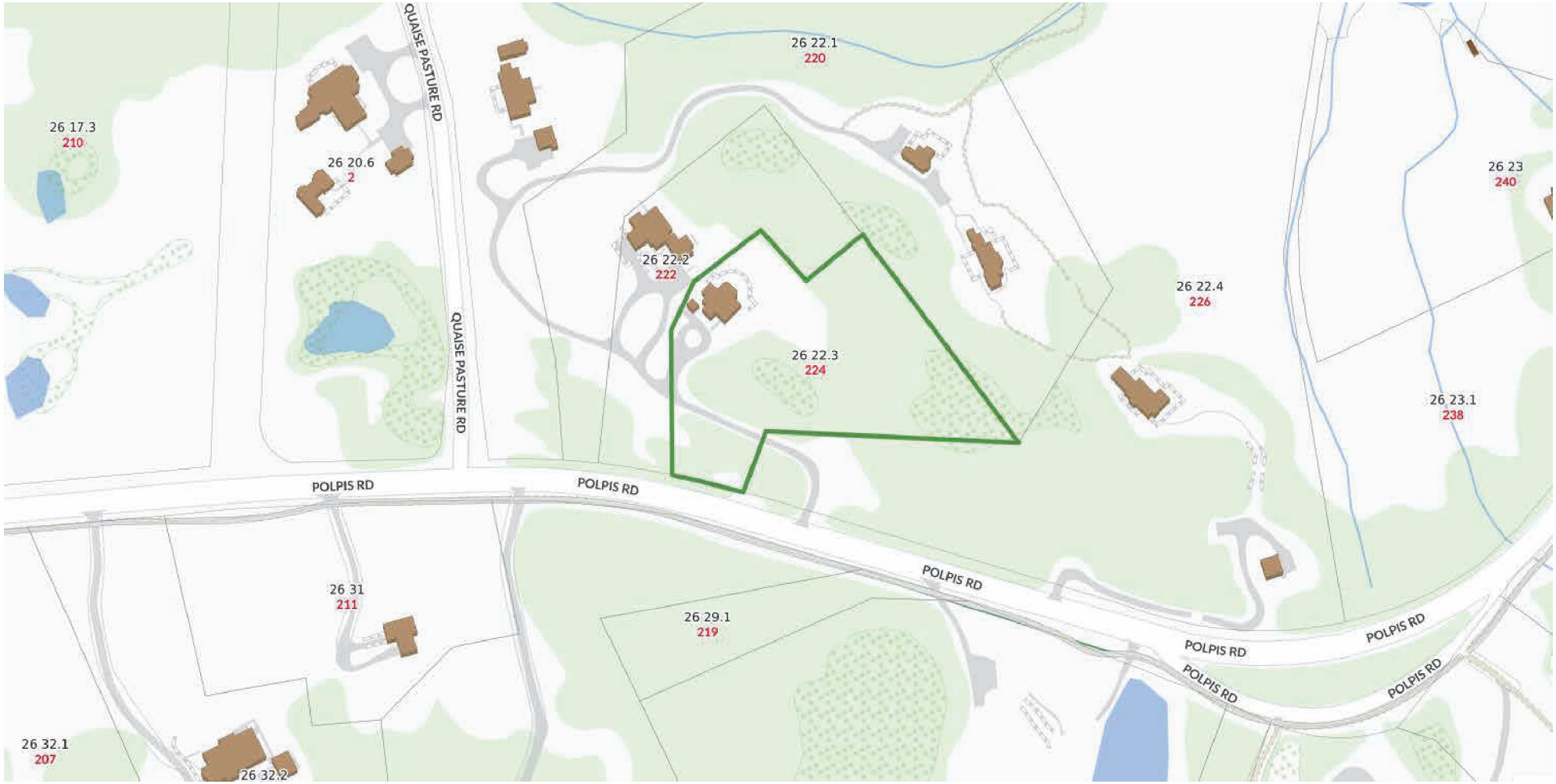
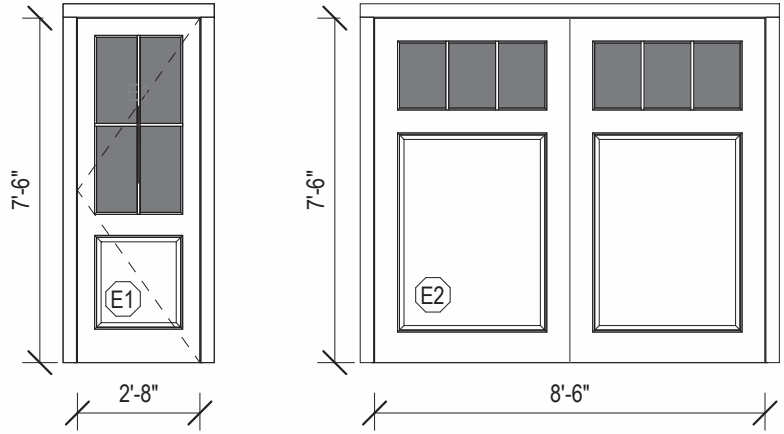
A.401

2407



1 Locus Map - Garage/ADU

1/4" = 1'-0"

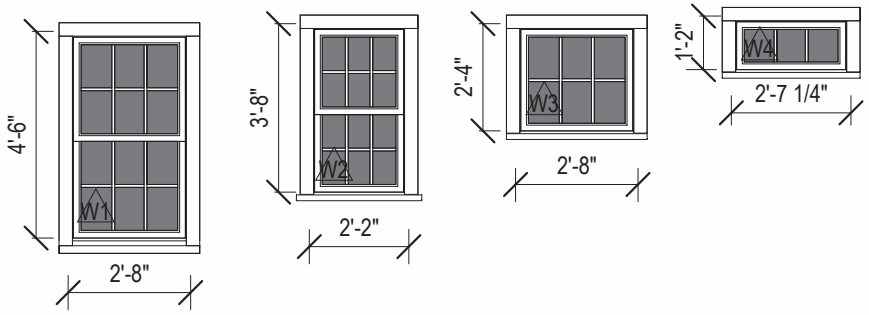


Single French Entry
2 Panel: 4 Lite SDL

Overehead Garage Door
(2) 3 Lite SDL

2 Exterior Door Legend - Garage/ADU

1/4" = 1'-0"



Double-Hung
6/6 SDL

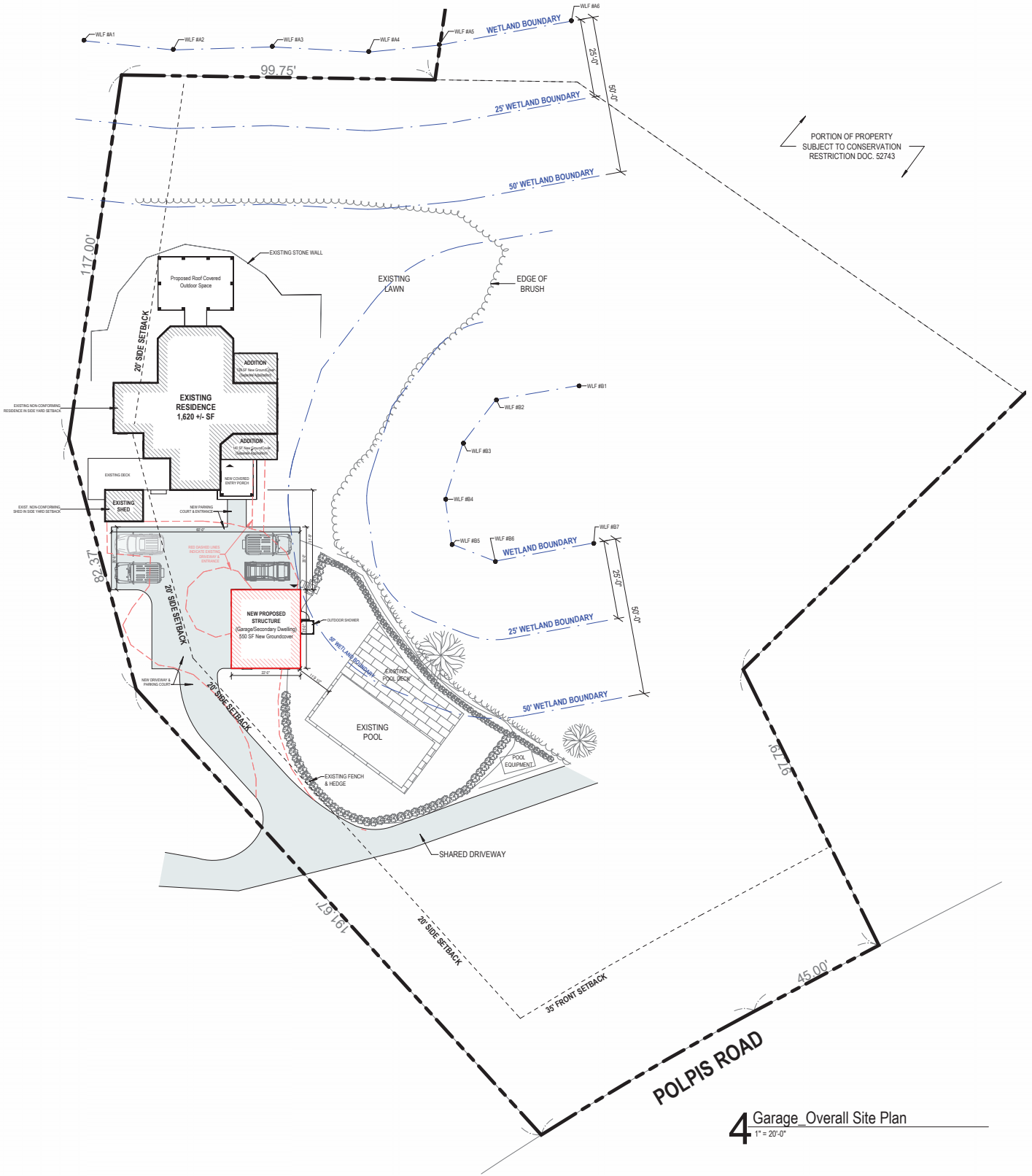
Double-Hung
6/6 SDL

Awning
6 Lite SDL

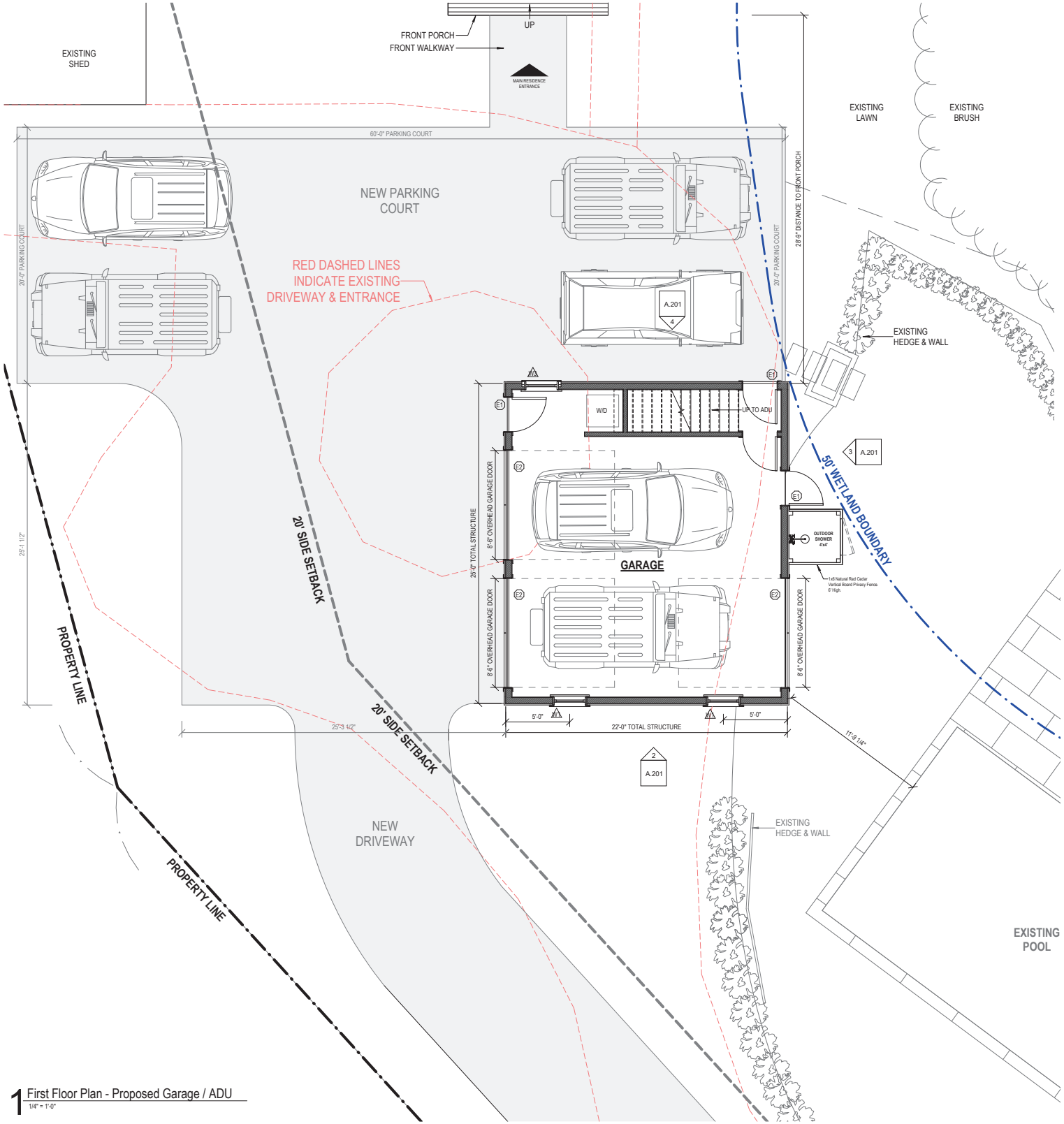
Fixed (Cupola)
4 Lite SDL

3 Window Legend - Garage/ADU

1/4" = 1'-0"

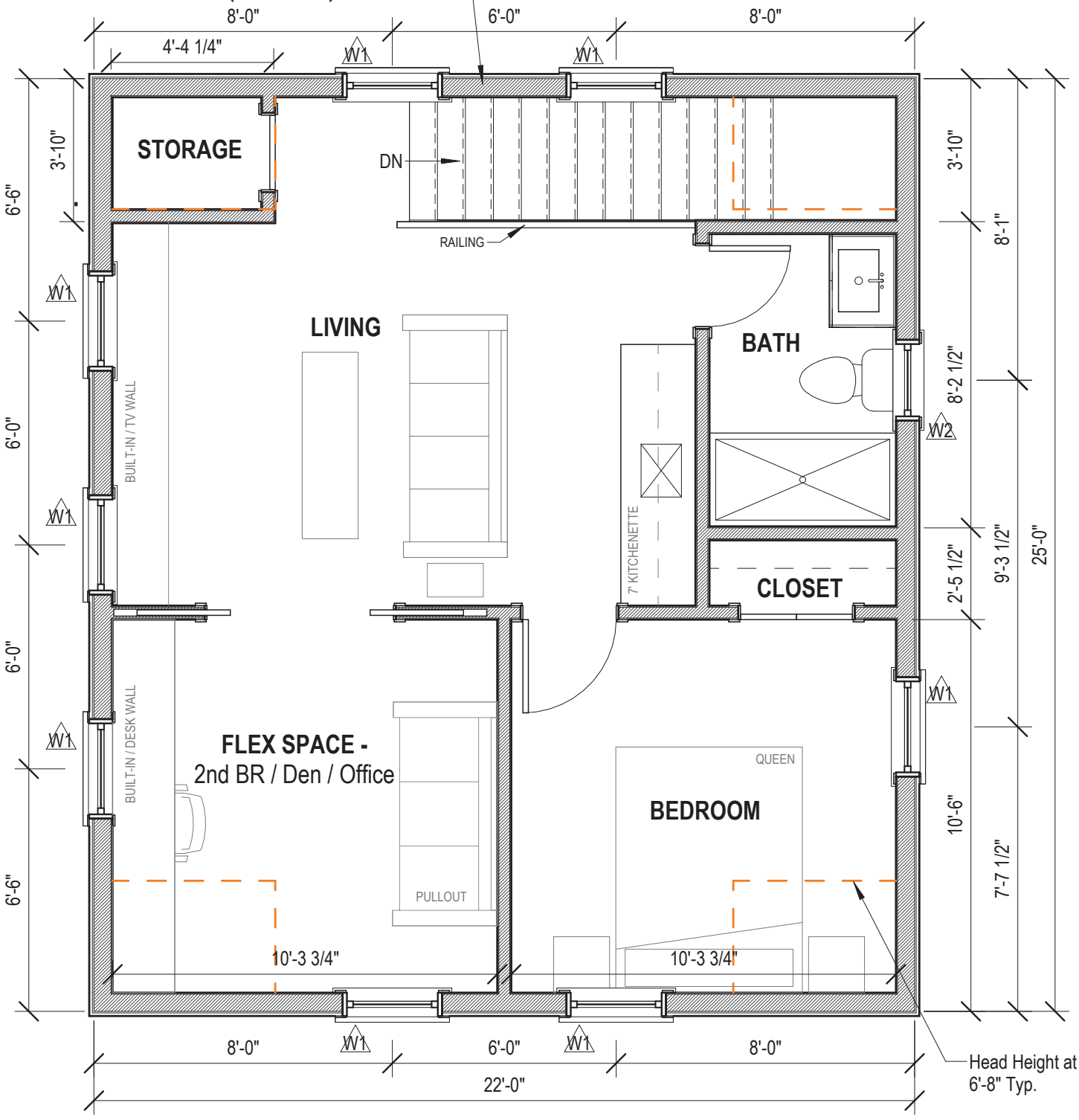


4 Garage_Overall Site Plan
1" = 20'-0"



1 First Floor Plan - Proposed Garage / ADU
1/4" = 1'-0"

NEW 2ND FLOOR ADDITIONAL
LIVING / DWELLING SPACE
22'-0" x 25'-0" (550 SF)



2 Second Floor Plan - Proposed Garage / ADU

1/4" = 1'-0"



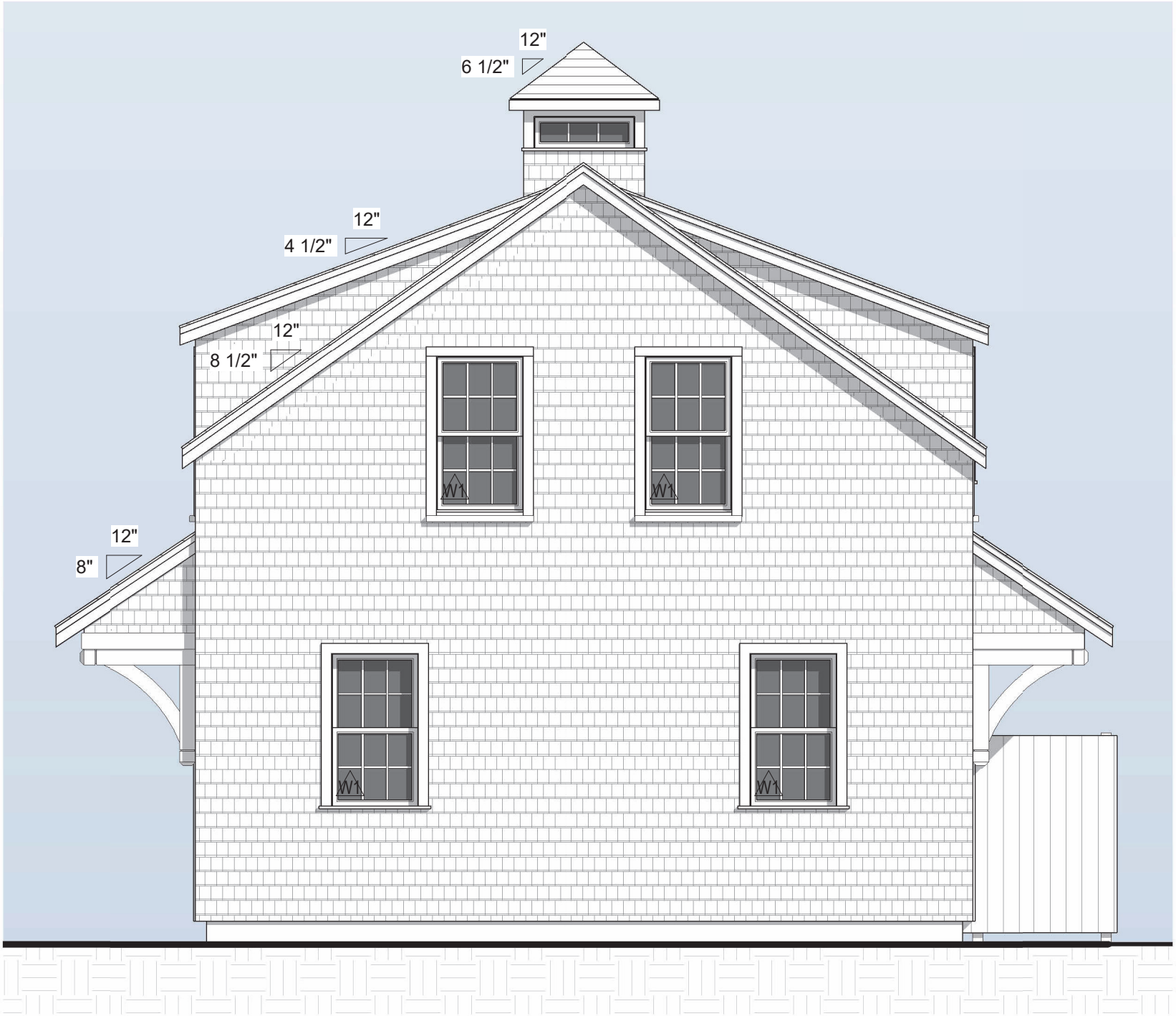
1 Garage Exterior Elevation_01

1/4" = 1'-0"



3 Garage Exterior Elevation_02

1/4" = 1'-0"



2 Garage Exterior Elevation_03

1/4" = 1'-0"



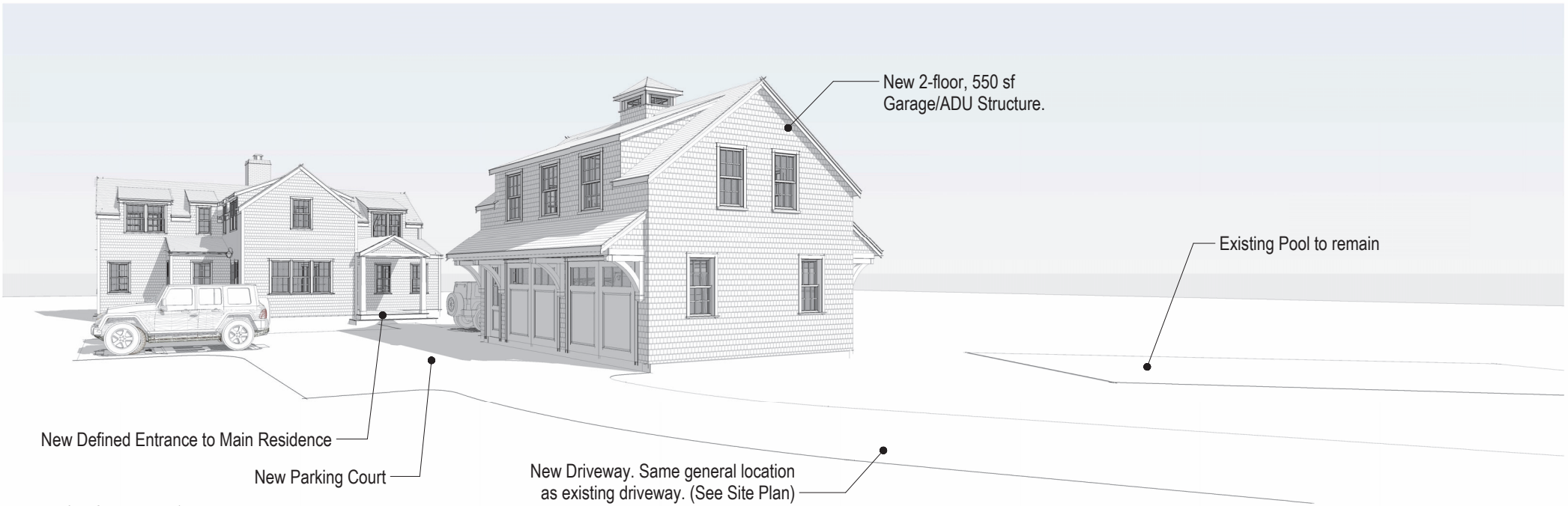
Outdoor Shower. 1x6 Natural Red Cedar Vertical Board Privacy Fence. 6' High.

4 Garage Exterior Elevation_04

1/4" = 1'-0"



5 Site Elevation
1/8" = 1'-0"



1 View from Common Drive / Entrance to Property



2 View from Existing Main Residence (Looking down new driveway)

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554
Telephone: 508.325.7587 Fax: 508.228.7298

NOTICE OF HDC APPLICATION

ABUTTERS AND INTERESTED PARTIES

Please be informed that the Nantucket Historic District Commission will be considering the following proposal:

Address of Proposed Work: 224 Polpis Rd.

Tax Map Number: 26 Parcel Number: 22.3

Owner of Record: Yellow Dog Nominee Trust

Description of Proposal: New Garage

Anticipated HDC Submission Date: 08.12.2024

You have been identified either as an abutter or interested party to the above property and are being notified in accordance with the Town Bylaw. Please note that the above submission date is an estimate only; the actual meeting date will be determined once the HDC staff has established that a complete application has been submitted. Please contact the HDC office to verify the date. Please note that notification is only required at the time of initial submission of an application, not for each time an application goes before the Commission. Abutters are responsible for monitoring the status of applications.

If you wish to comment on the above proposal, you are encouraged to submit your comments in writing to the HDC office. If you wish to testify at a Commission meeting please be aware that your testimony may be limited by the Commission in accordance with Commission policies, which are included on the back of this form. Due to the large sizes of most applications, the HDC office may not be able to send faxed copies of the plans. Off-island abutters wishing more detailed information may enlist an on-island representative to view the plans in the HDC office.

If you have any questions, please contact the HDC office at 508.325.7587.

TOWN OF NANTUCKET

HISTORIC DISTRICT COMMISSION

LIST OF PARTIES IN INTEREST IN THE MATTER OF THE PETITION OF:

PROPERTY OWNER..... Yellow Dog Nominee Trust

MAILING ADDRESS..... 913 Poplar Hill Rd Baltimore, MD. 21210

PROPERTY LOCATION..... 224 Polpis Rd

ASSESSORS MAP/PARCEL..... 26 / 22.3

SUBMITTED BY:..... EMERITUS, LTD

SEE ATTACHED PAGES

I certify that the foregoing is a list of persons who are owners of land directly adjacent to the subject property or directly opposite the subject property on any public or private street or way, all as they appear on the most recent applicable tax list.

Mary L. Haley

Digitally signed by Mary L. Haley
Date: 2024.08.09 10:48:26 -04'00'

August 9, 2024

DATE

ASSESSOR'S OFFICE
TOWN OF NANTUCKET

Abutters Listing

MBLU	Lot	Lot Cut	Name Line 1	Name Line 2	Address Line 1	City	State	Zip	Location
26	22	1	MCATEE JOHN J JR TR	J J MCATEE JR 1996 REV TRUST AGRMNT	209 BANYAN ROAD	PALM BEACH	FL	33480	220 POLPIS RD
26	22	2	SKYLARKING LLC		51 SOUTHGATE AV	ANNAPOLIS	MD	21401	222 POLPIS RD
26	22	4	MCATEE JOHN J JR TR	MCATEE JOHN J JR 1996 REV TRUST	209 BANYAN ROAD	PALM BEACH	FL	33480	226 POLPIS RD
26	30		P & G NANTUCKET LLC	C/O KENEALLY GERARD	215 POLPIS RD	NANTUCKET	MA	02554	215 POLPIS RD
Count:	**4**								

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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage
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Street and Apt

City, State, ZIP

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Postmark Here

NANTUCKET CONSERVATION FND INC
PO BOX 13
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total
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Street

City,

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OMARA MICHAEL J
240 POLPIS RD
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $

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City, State, ZIP+4®

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NANTUCKET ISLANDS LAND BANK
22 BROAD ST
NANTUCKET, MA 02554

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total P
$

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Street a

City, Sta

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COHEN STEVEN L TR
PO BOX 786
NANTUCKET, MA 02554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

2 Fairgrounds Road, Nantucket, Massachusetts 02554
Telephone: 508.325.7587, Fax: 508.228.7298
www.nantucket-ma.gov/Pages/NantucketMA_HistDist/index

CHECKLIST FOR HDC APPLICATIONS

REQUIRED WITH ALL APPLICATIONS:

_____ 1. **Completed Application Form:** Description of **ALL** work must be indicated on application form.

_____ 2. **Property Owner's Signature:** Current owner's signature preferred; if the agent is signing the application written authorization from the owner (letter, fax, email) must be provided.

_____ 3. **Application Fee:** See back of application for fee schedule or call the office.

_____ 4. **Locus Map (4 copies):** Location Map must include north arrow, parcel boundaries, primary and secondary streets. (Town GIS Map Site) http://www.mapgeo.com/NantucketMA/.

_____ 5. **Site Plan (4 Copies):** must include the following: lot dimensions, north arrow, all existing structures, proposed work (highlighted) with dimension to lot lines, scale, driveway, grade changes, and ***placement of HVAC units, electrical boxes, fuel tanks, etc.***.

_____ 6. **8-1/2" x 11" Copies of ALL Application Materials:** Must include the following: application form (reduced 64%), locus map, plot plan, all elevations and floor plans, window schedule, photographs, other relevant supporting material. All material **MUST BE LEGIBLE (font size no smaller than 12)**, collated and stapled.

_____ 7. **Photographs:** Required of **ALL** applications for alterations to an existing structure. Photographs must be clear and labeled with application address or contextual address.

_____ 8. **Electronic submission:** All documents submitted to the HDC office must also be converted to Adobe Acrobat format http://www.adobe.com/pdf/; this is free software that may have come pre-loaded on your computer. Electronic copies can also be created using the scanner located in the Department of Inspectional Services.

REQUIRED WHERE APPLICABLE:

_____ 1. **Supplemental Information for Historic Buildings:** It is the applicant's responsibility to research the historical status of any and **ALL** buildings. Additional information may be obtained from the Nantucket Historical Association Library. **If not historic, denote on application.**

_____ 2. **Exterior Elevations and Floor Plans (4 copies):** Must be ¼-inch scale and include all affected sides of the building, cardinal points (N, S, E, W), dimensions, heights, floor and ceiling heights, elevations of finished grade, window details and placement of HVAC units, electrical boxes, fuel tanks, etc. ***All changes from approved or existing design must be clouded on drawings***. All material **MUST BE LEGIBLE**, collated and stapled. Reduced sets should maintain a font size of 12.

_____ 3. **As-Built Plans (1 copy):** of existing elevations

_____ 4. **Hardscaping Plans (4 copies): To legible scale**. This includes fences, decks, porches, arbors, retaining walls, tennis courts, swimming pool, driveways, gazebos etc. All material **MUST BE LEGIBLE**, collated and stapled.

_____ 5. **Topographic Map:** Must show existing and proposed grade for any change of more than **one** foot in height on grade. Retaining walls must be applied for separately (see hardscaping plan).

_____ 6. **Door and Window Schedule (4 copies):** Must include window type (true divided, simulated divided), number of lights, dimensions, materials, manufacturers type name and type number.

_____ 7. **I UNDERSTAND THAT A TRUE DIVIDED LIGHT WINDOW/DOOR IS DEFINED AS MULTIPLE INDIVIDUAL SINGLE PANES OF GLASS (i.e., NOT DOUBLE-PANED OR INSULATED) ASSEMBLED IN THE SASH/DOOR USING MUNTINS.**
(initial to indicate read and understand)

_____ 8. **Abutter Notification Materials** – Abutters list from Assessors Office, certified mail stubs, and a copy of letter are required for all applications for changes of 1000 square feet or more **except** in the Nantucket Historic Core and 'Sconset Historic Core where the requirement for new construction is 100 square feet.

_____ 9. **Approvals** from Planning Board, Zoning Board of Appeals, Conservation Commission etc.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 159

Street & Number of Proposed Work: 32 N. Liberty St.

Owner of record: Stephen Frohwein

Mailing Address: 32 N. Liberty St.
Nantucket MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: Emeritus LTD

Mailing Address: 8 Williams
Nantucket MA 02554

Contact Phone #: 325 4995 E-mail: admin@emeritus development.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. 2022-03-6873
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: n/a

Original Date: 1840

Original Builder:

REVISIONS* (describe)

1. East Elevation Submitting for as-built conditions for approval
2. South Elevation "
3. West Elevation "
4. North Elevation "

*Cloud on drawings and submit photographs of existing elevations.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS No changes

Sidewall Natural Clapboard (if applicable) _____ Roof Asphalt Black
Trim White Sash White Doors Front - TMF/patio white
Deck Natural Foundation Natural Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/9/24 Signature of owner of record _____ Signed under penalties of perjury

HISTORIC DISTRICT COMMISSION

2 Fairgrounds Road
Nantucket, Massachusetts 02554

Telephone: 508.325.7587
Email: hdcsubmissions@nantucket-ma.gov

COMMISSIONERS

Ray Pohl
Chairman

Diane Coombs
Vice-Chairman

Val Oliver

Abigail Camp

John McLaughlin

ASSOCIATE COMMISSIONERS

Stephen Welch

Jesse Dutra

STAFF

Cathy Flynn
Land Use Specialist
cflynn@nantucket-ma.gov

Waiver of the HDC 10 Day Hearing Requirement

I Dmitri Kapalis of Emeritus

AS AGENT FOR Stephen Frohwein

STREET ADDRESS 32 North Liberty Street

MAP/PARCEL 41 / 159

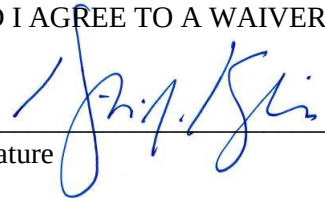
UNDERSTAND THAT THE ABOVE REFERENCED APPLICATION SUBMITTED ON

September 9, 2024

WILL NOT BE REVIEWED BY THE HISTORIC DISTRICT COMMISSION, DUE TO THE COVID-19 PANDEMIC, WITHIN THE 10 DAY PERIOD AS REQUIRED BY:

SECTION 8 of the HDC enabling legislation: … The Commission shall meet within ten (10) days of the receipt of an application for a certificate of appropriateness or permit for removal…

AND I AGREE TO A WAIVER OF THE ABOVE MENTIONED REQUIREMENT.



Signature — Date: September 9, 2024



Main House
32 North Liberty Street
Nantucket, MA 02554

Existing Conditions Photographs

HDC Submission 09.09.24

emeritus



Main House
32 North Liberty Street
Nantucket, MA 02554

Existing Conditions Photographs

HDC Submission 09.09.24

emeritus



Main House
32 North Liberty Street
Nantucket, MA 02554

Existing Conditions Photographs

HDC Submission 09.09.24

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Main House
32 North Liberty Street
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Main House
32 North Liberty Street
Nantucket, MA 02554

Existing Conditions Photographs
HDC Submission 09.09.24

emeritus

Main House

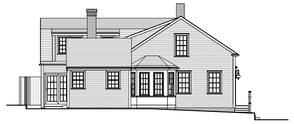
32 North Liberty Street
Nantucket, MA 02554

09.09.24

HDC Submission



East Elevation



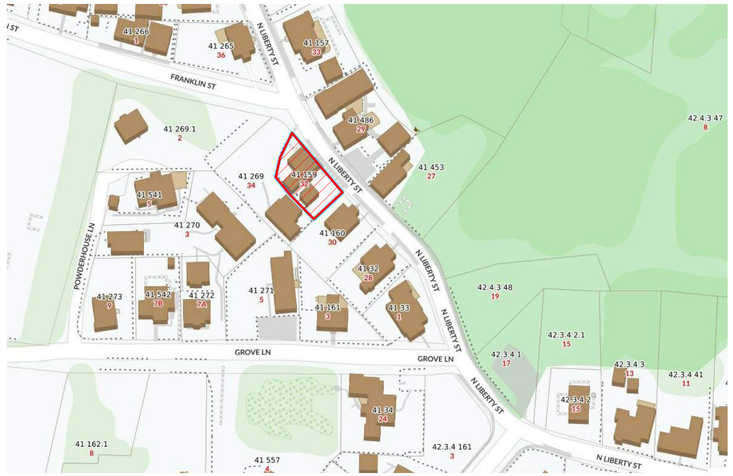
South Elevation



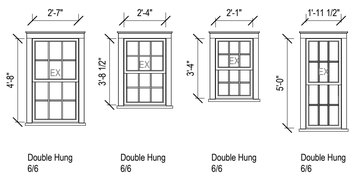
West Elevation



North Elevation



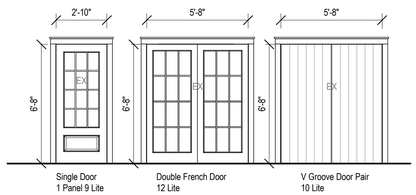
Locus Map



Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6

Window Legend - Dwelling

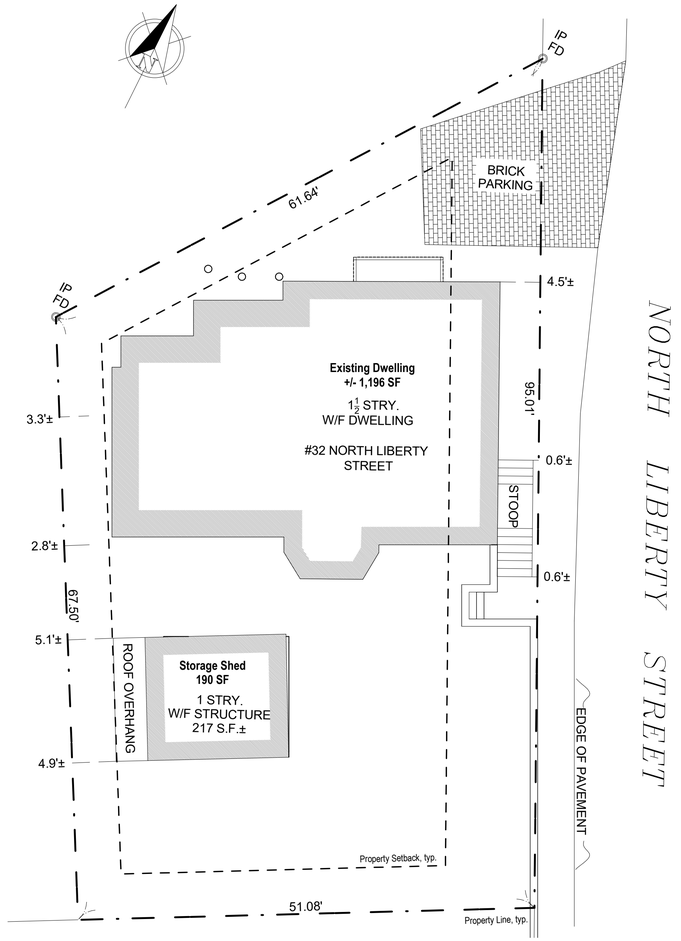
1/4" = 1'-0"



Single Door 1 Panel 9 Lite | Double French Door 12 Lite | V Groove Door Pair 10 Lite

Door Legend - Dwelling

1/4" = 1'-0"



Site Plan

1/8" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Cover Sheet

Site Information

Map & Parcel:	41 / 159
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	4,297 sq.ft.
Min. Lot Size:	5,000 sq.ft.
Allowable G.C.:	30% / 1,289 sq. ft.
Existing G.C.:	(+/-) 1,196 sq.ft.
Proposed G.C.:	0 sq.ft.
Total Proposed G.C.:	(+/-) 1,196 sq.ft.

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G.1.1 Cover Sheet
A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

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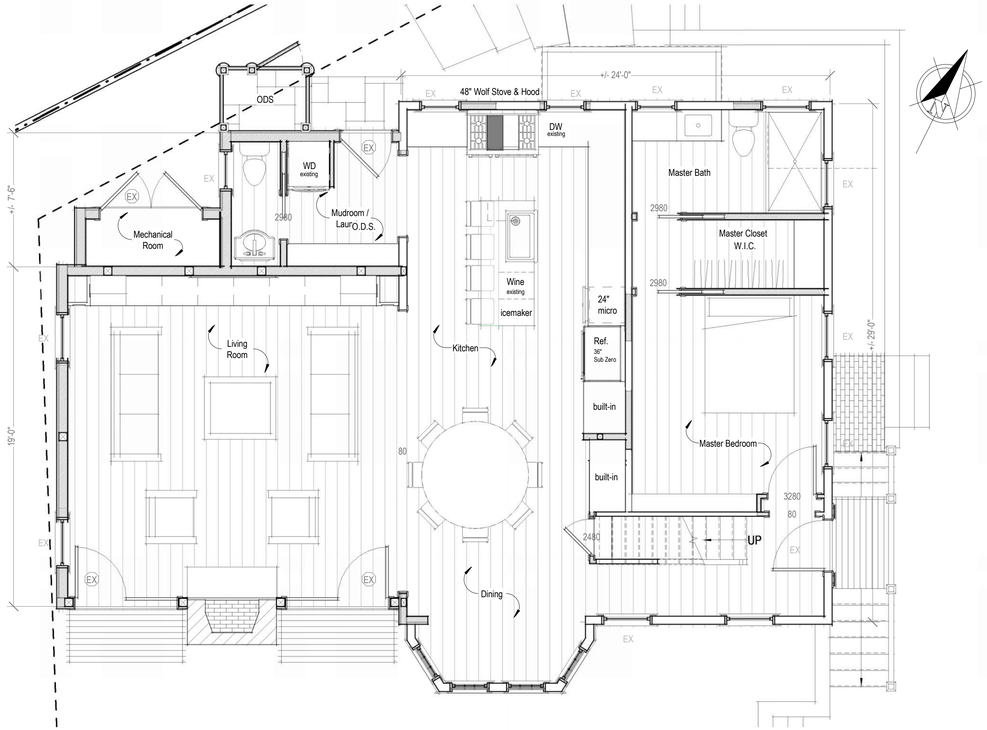
G.1.1

1943

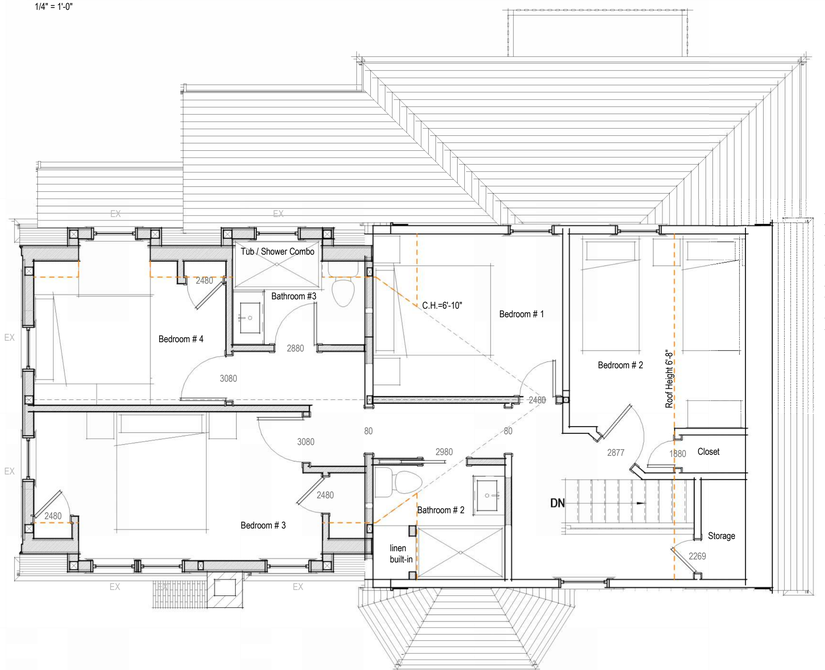
09.09.24

HDC Submission



First Floor - Proposed

1/4" = 1'-0"



Second Floor - Proposed

1/4" = 1'-0"

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09.09.24

HDC Submission



East Elevation - Previously Approved

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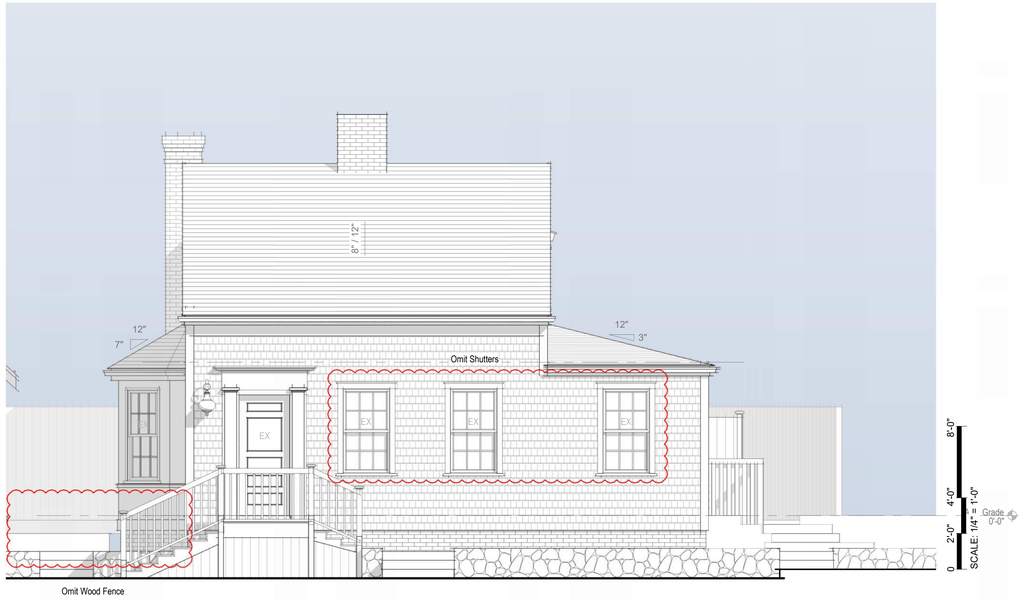

East Elevation - Proposed

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North Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

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A.2.1

1943

09.09.24

HDC Submission



West Elevation - Previously Approved

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

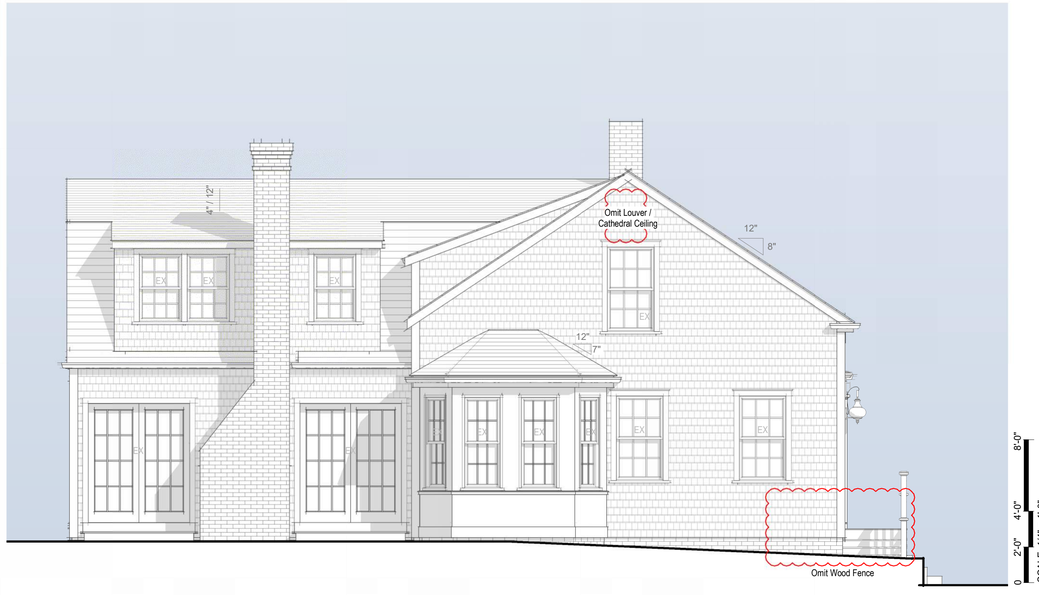
West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

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A.2.2

1943

Main House

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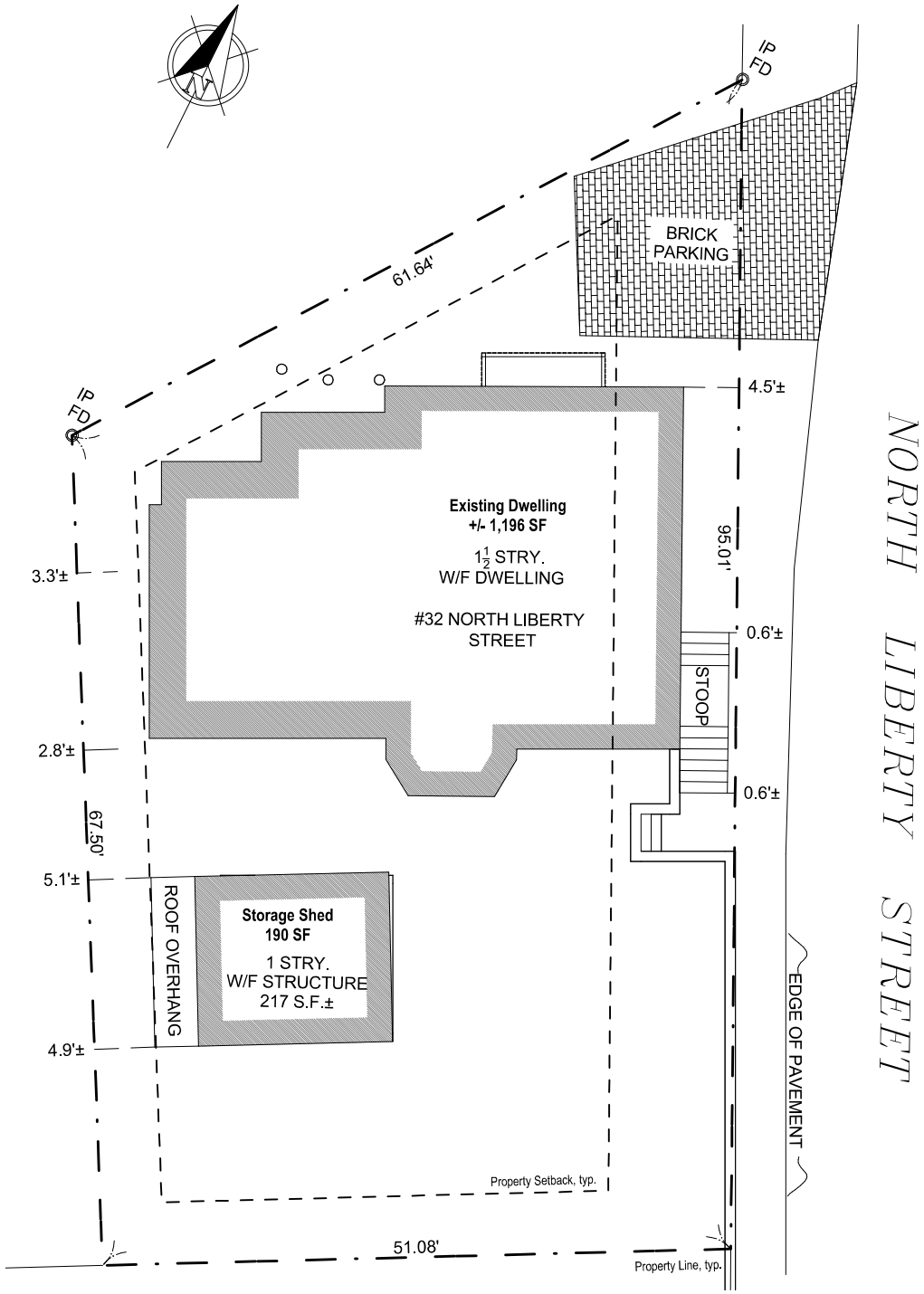
Nantucket, MA 02554



Locus Map

09.09.24



Site Plan

1/8" = 1'-0"



East Elevation



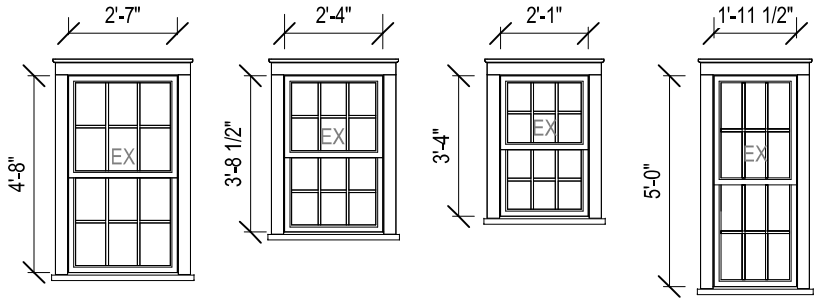
South Elevation



West Elevation



North Elevation



Double Hung
6/6

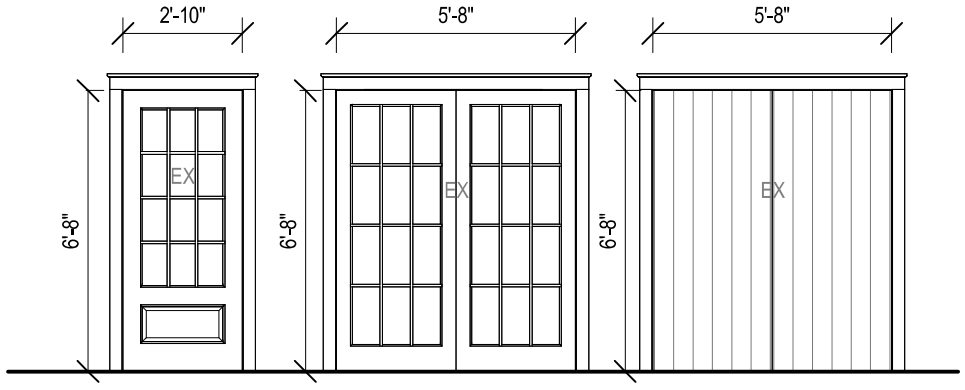
Double Hung
6/6

Double Hung
6/6

Double Hung
6/6

Window Legend - Dwelling

1/4" = 1'-0"



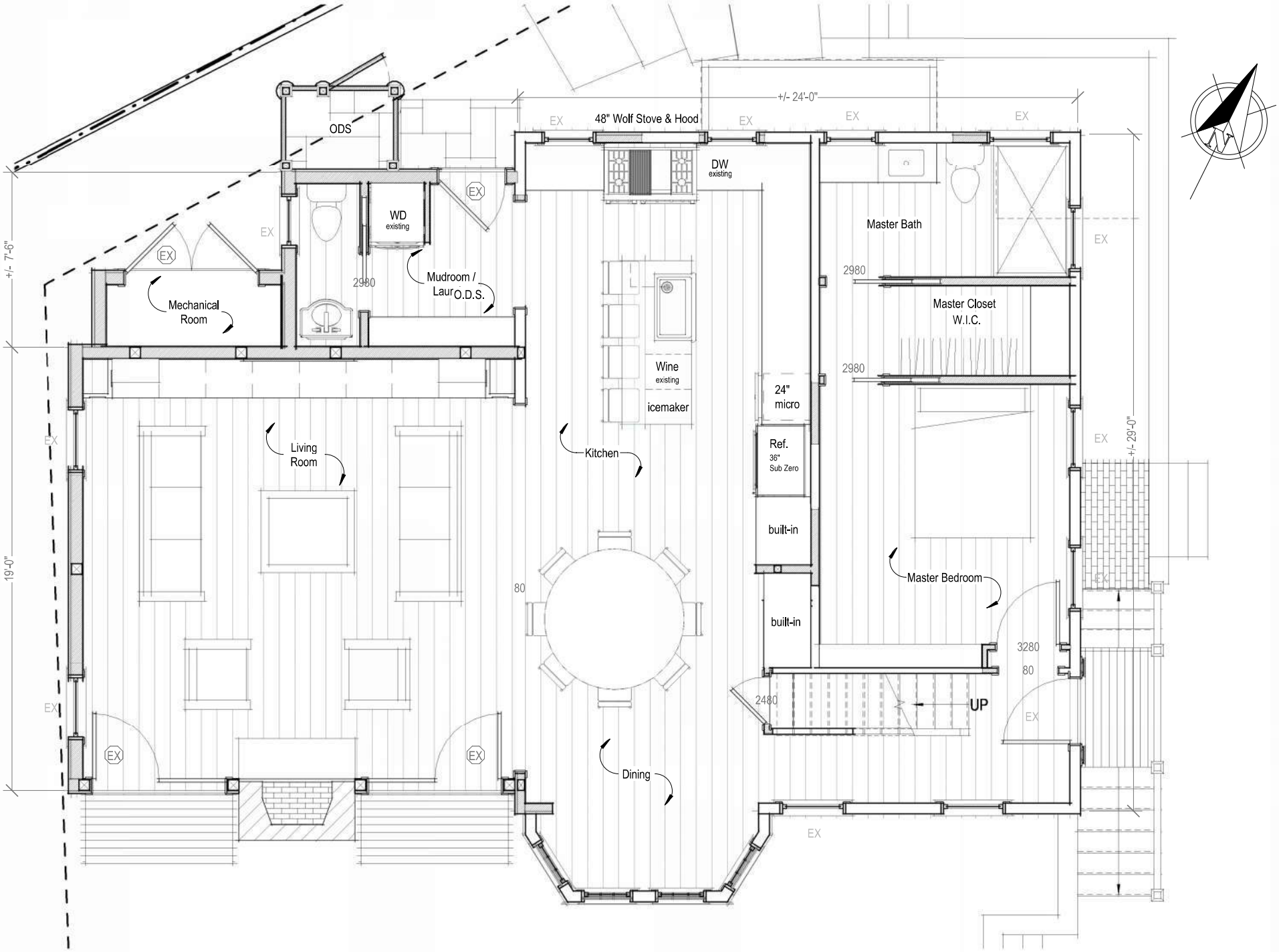
Single Door
1 Panel 9 Lite

Double French Door
12 Lite

V Groove Door Pair
10 Lite

Door Legend - Dwelling

1/4" = 1'-0"



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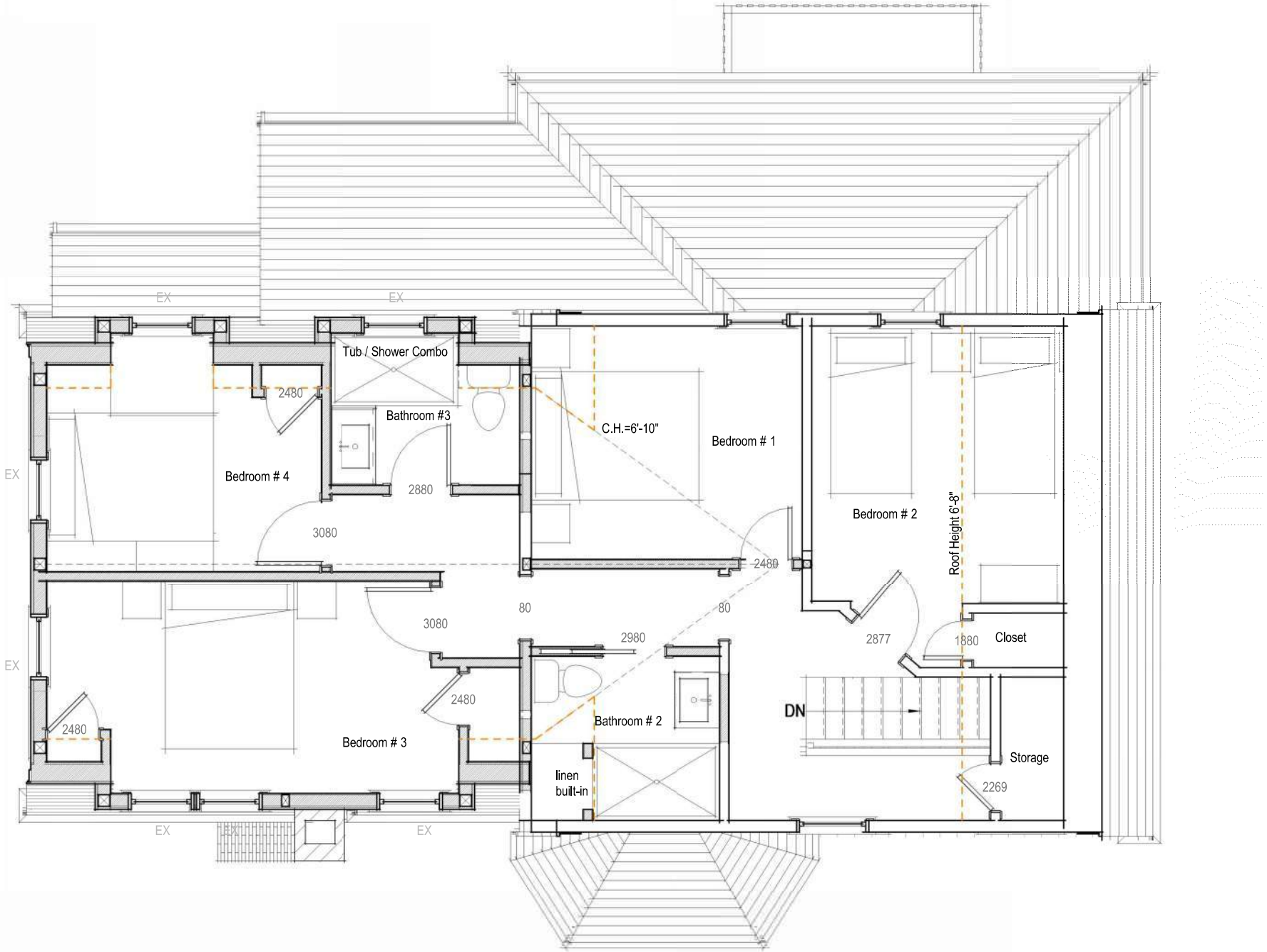
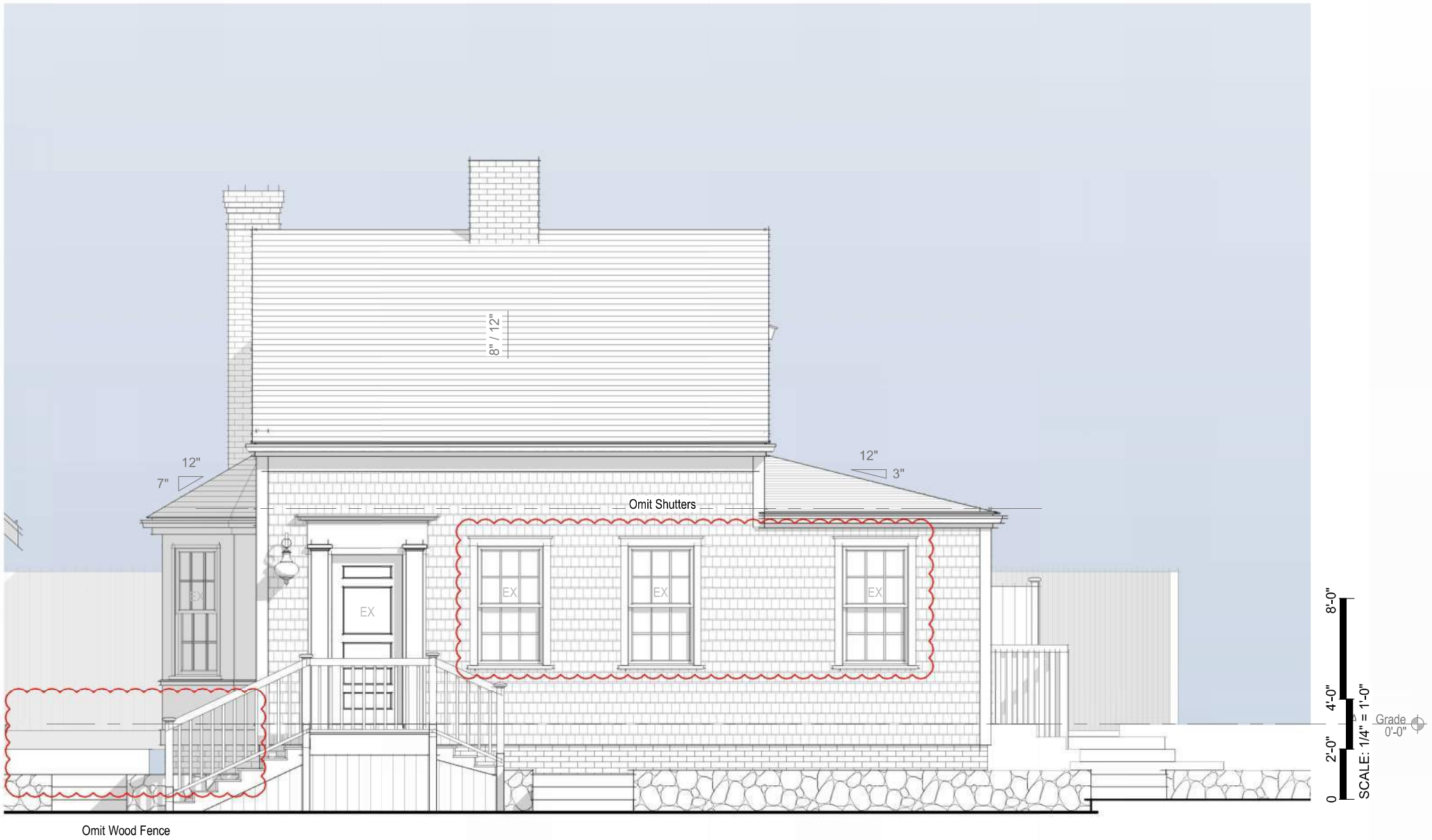


Second Floor - Proposed

1/4" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



East Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Approved

1/8" = 1'-0"



NO VISIBLE CHANGES THIS VIEW

West Elevation - Proposed

1/4" = 1'-0"



West Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"

CERTIFICATE NO: HDC-2022-03-5873 DATE ISSUED: 4/5/22

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 41 PARCEL N°. 159

Street & Number of Proposed Work: 32 N. LIBERTY ST.

Owner of record: STEPHEN FROHLEIN

Mailing Address: 32 N LIBERTY ST.
NANTUCKET MA 02554

Contact Phone #: _____ E-mail: _____

AGENT INFORMATION (if applicable)

Name: EMERITUS

Mailing Address: 8 WILLIAMS LN.
NANTUCKET MA, 02554

Contact Phone #: 508.325.4995 E-mail: _____

FOR OFFICE USE ONLY

Date application received: 3/7/22 Fee Paid: $ _____

Must be acted on by: 4/22/22

Extended to: _____

Approved: ✓ 4/5/22 Disapproved: _____

Chairman: Raquel Pacheco

Member: _____

Member: Valle

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

chimney to be rebuilt w/ salvaged brick and lime mortar

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☑ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☑ Revisions to previous Cert. No. HDC 2021-07-A278
☐ Pool (Zoning District _____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: 22 FT Sq. Footage 1st floor: 550
Width: 20 FT Sq. footage 2nd floor: 550
Sq. footage 3rd floor: _____

Decks/Patio: Size: +/- 70 SF ☑ 1st floor ☐ 2nd floor
Size: _____ ☐ 1st floor ☐ 2nd floor

Difference between existing grade and proposed finish grade: North +/-6" South +/-6" East +/-6" West +/-6"

Height of ridge above final finish grade: North +/-20'-10" South +/-20'-10" East +/-20'10" West +/-20'10"

Additional Remarks

Historic Name: N/A

Original Date: 1840

Original Builder:

REVISIONS* (describe)
1. East Elevation REPLICATE EXISTING CHIMNEY LIKE-KIND
2. South Elevation "
3. West Elevation "
4. North Elevation REPLICATE EXISTING CHIMNEY LIKE-KIND / RELOCATED WINDOWS.

Is there an HDC survey form for this building attached? ☑ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed +/-8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers ☑ SEE CONDITION

Masonry Chimney: ☐ Block Parged ☑ Brick (type) RED BRICK (W/ SOME SALVAGED BRICK + LIME MORTAR) ☑ Other _____

Roof Pitch: Main Mass 12 /12 Secondary Mass 12 /12 Dormer 4 /12 Other TENT ROOF 3/12

Roofing material: ☑ Asphalt: ☐ 3-Tab ☑ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer N/A Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☑ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☑ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☑ Cedar ☐ Other _____
B. Treatment ☑ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia 1x8 Rake 1x8 Soffit (Overhang) N/A Corner boards 5/4x6 Frieze 1x4
Window Casing 5/4x4 Door Frame 5/4x4 Columns/Posts: Round _____ Square _____

Windows*: ☑ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☑ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type N/A Material _____

Hardscape materials: Driveways N/A Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall NATURAL Clapboard (if applicable) N/A Roof ASPHALT BLACK
Trim WHITE Sash WHITE Doors FRONT EXISTING, PATIO WHITE
Deck NATURAL Foundation NATURAL Fence N/A Shutters BLACK-EXIST

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 03.04.22 Signature of owner of record _____ Signed under penalties of perjury

Main House

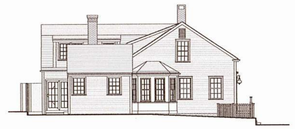
32 North Liberty Street
Nantucket, MA 02554

06.15.22

HDC ATS Submission



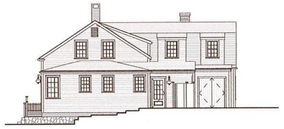
East Elevation



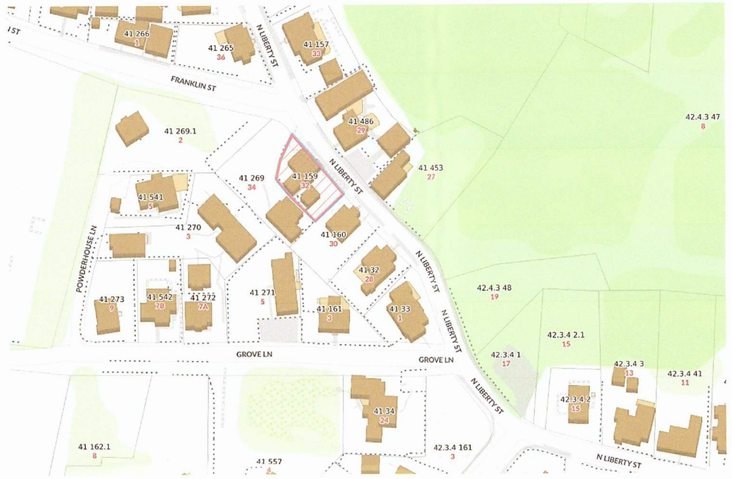
South Elevation



West Elevation



North Elevation



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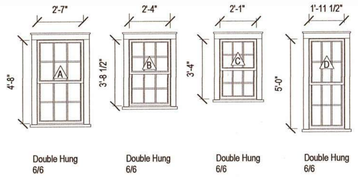
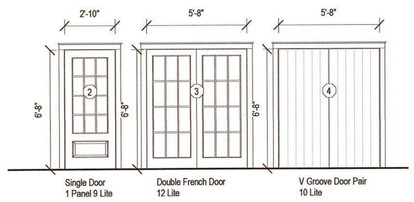


Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6 | Double Hung 6/6

Window Legend - Dwelling

1/4" = 1'-0"



Single Door 1 Panel 9 Lite | Double French Door 12 Lite | V Groove Door Pair 10 Lite

Door Legend - Dwelling

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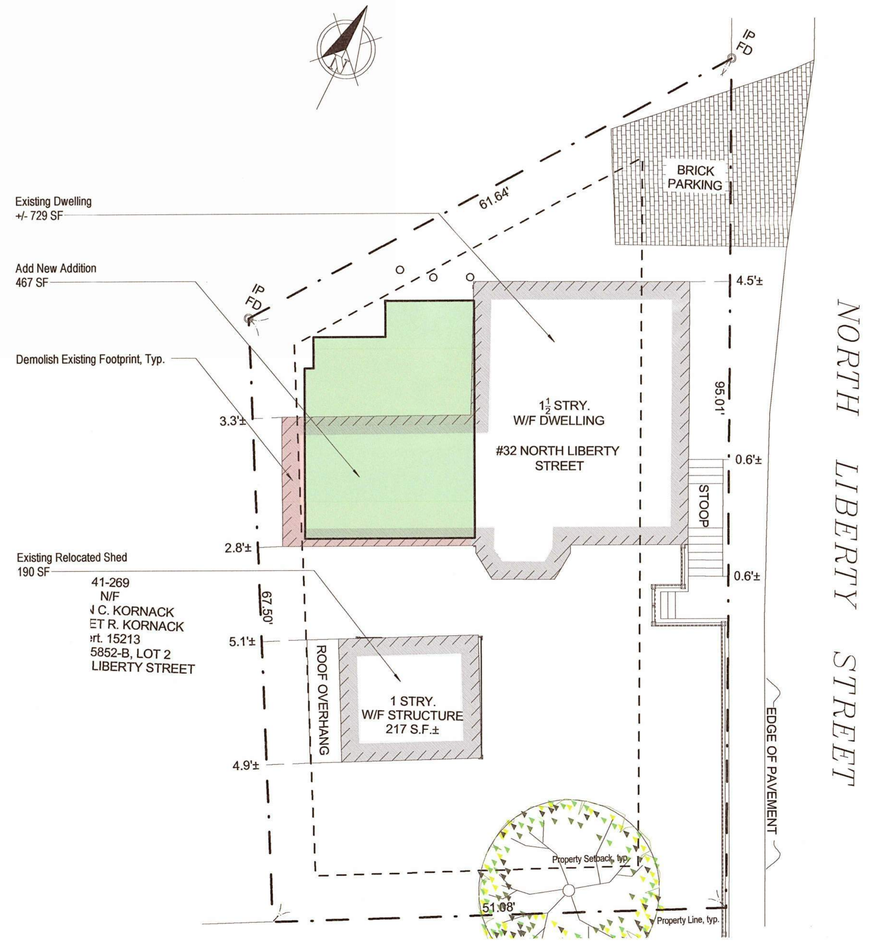

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APPROVED
HDC 2022.03.5873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY UP

Revisions

RECEIVED
JUN 16 2022

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06.15.22

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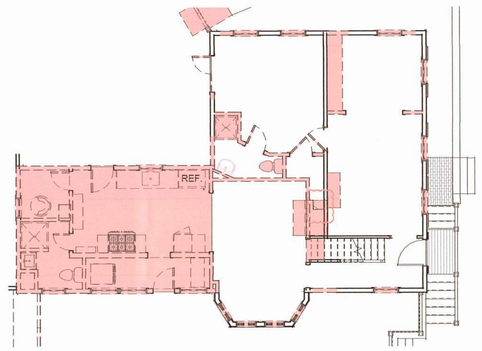
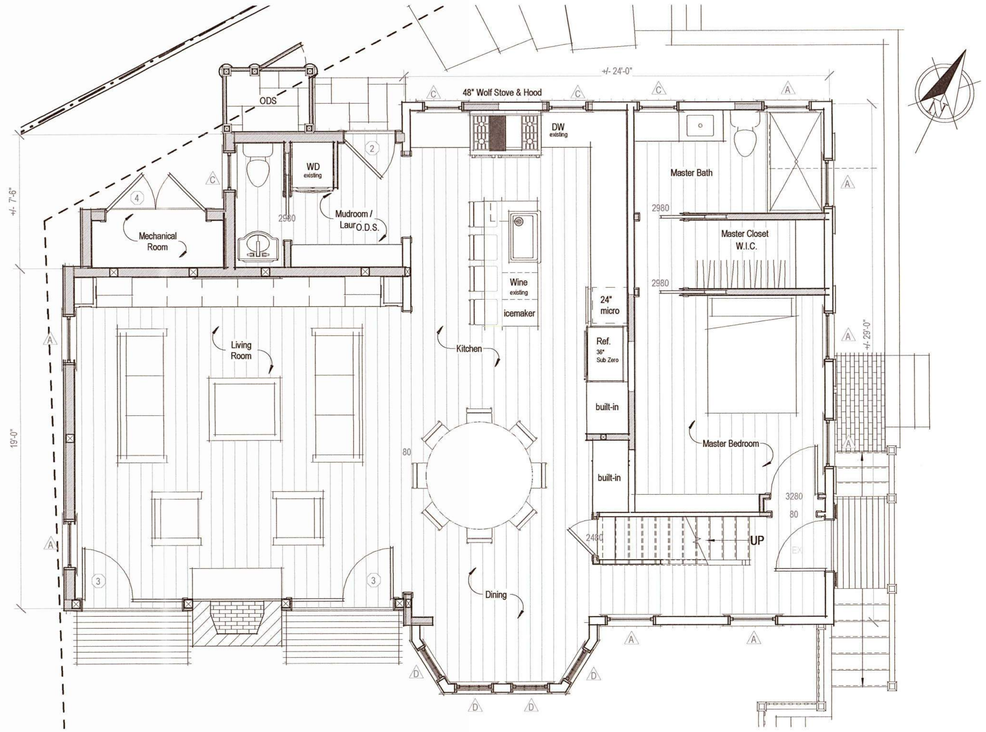


First Floor - Demolition Plan

1/8" = 1'-0"



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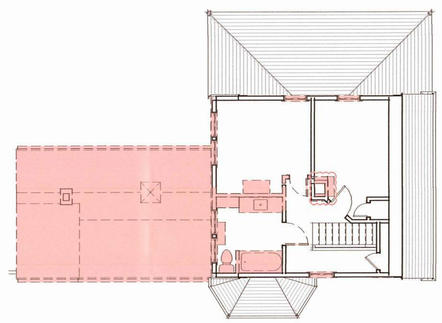
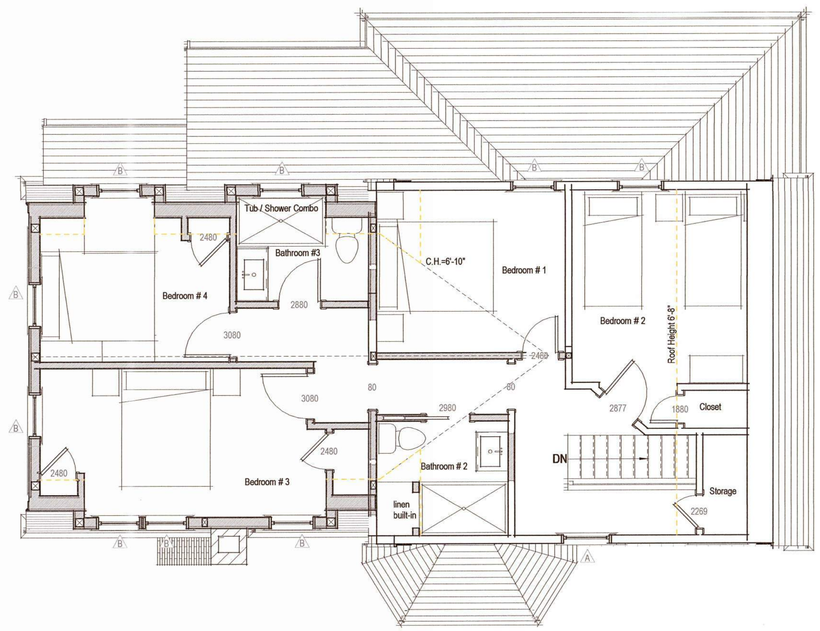


Second Floor - Demolition Plan

1/8" = 1'-0"



Second Floor - Proposed

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1943

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A.1.1 Floor Plans
A.2.1 Exterior Elevations
A.2.2 Exterior Elevations

Revisions

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

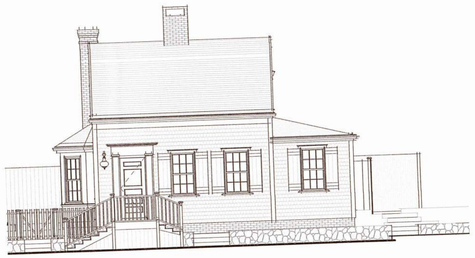
DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

A.1.1

1943

06.15.22

HDC ATS Submission



East Elevation - Previously Submitted

1/8" = 1'-0"



East Elevation - Previously Approved

1/8" = 1'-0"



East Elevation - Proposed

1/4" = 1'-0"



North Elevation - Previously Submitted

1/8" = 1'-0"



North Elevation - Previously Approved

1/8" = 1'-0"



North Elevation - Proposed

1/4" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

Exterior Elevations

Site Information

Map & Parcel:	41 / 159
Current Zoning:	R1
Minimum Frontage:	50 ft
Front Setback:	10 ft
Side/Rear Setback:	5 ft
Lot Size:	4,297 sq.ft.
Min. Lot Size:	5,000 sq.ft.
Allowable G.C.:	30% / 1,289 sq. ft.
Existing G.C.:	+/- 729 sq.ft.
Proposed G.C.:	467 sq.ft.
Total Proposed G.C.:	1,196 sq.ft.

Information for this site plan was taken from the Nantucket G.I.S. This drawing does not constitute a registered survey. All site work should be verified by a Registered Land Surveyor prior to and during construction.

SHEET INDEX

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A.2.2 Exterior Elevations

APPROVED
HDC 2022-03.5873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY ONLY

Revisions

1 Client Requested Revisions March 10, 2022

THESE DRAWINGS AND THE DESIGNS THEY ILLUSTRATE ARE THE SOLE PROPERTY OF EMERITUS DEVELOPMENT LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION OF EMERITUS DEVELOPMENT LTD.

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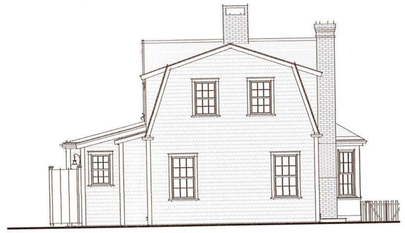
RECEIVED
JUN 1 8 2022

A.2.1

1943

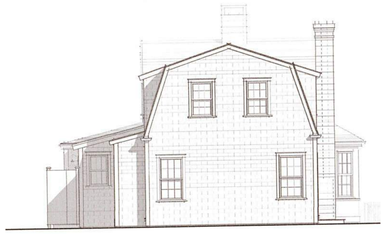
06.15.22

HDC ATS Submission



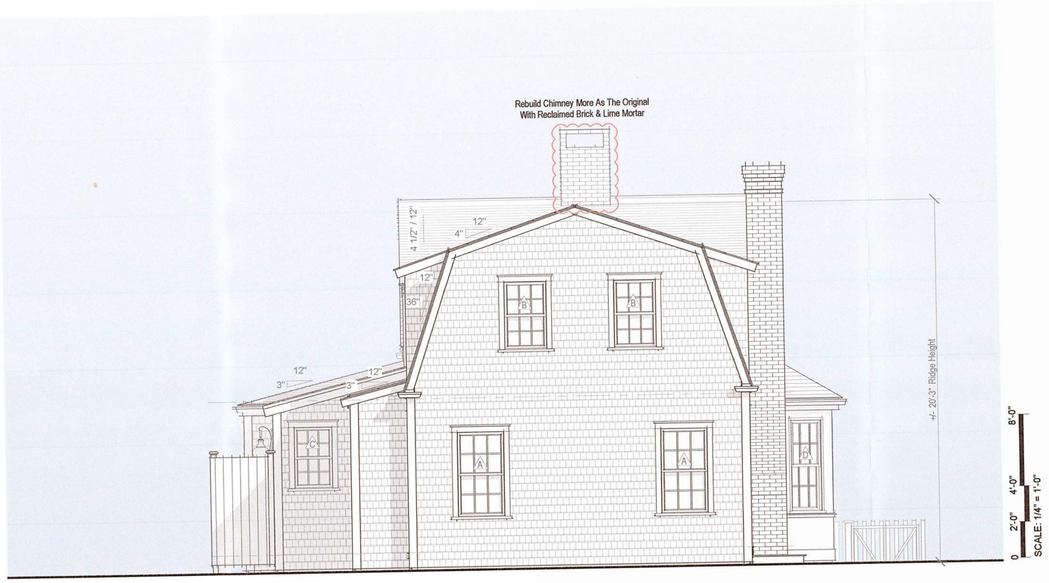
West Elevation - Previously Submitted

1/8" = 1'-0"



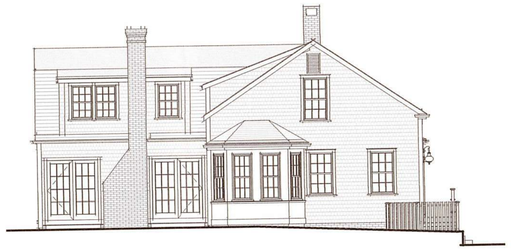
West Elevation - Previously Approved

1/8" = 1'-0"



West Elevation - Proposed

1/4" = 1'-0"



South Elevation - Previously Submitted

1/8" = 1'-0"



South Elevation - Previously Approved

1/8" = 1'-0"



South Elevation - Proposed

1/4" = 1'-0"

1943

Main House

32 North Liberty Street
Nantucket, MA 02554

emeritus

8 Williams Lane Nantucket, MA 02554
P: 508.325.4995
F: 508.325.6880
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Exterior Elevations

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APPROVED
HDC 2022-03-3873
NO EXTERIOR CHANGES WITHOUT HDC APPROVAL
CHIMNEY LH

Revisions

1 Client Requested Revisions March 10, 2022

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DRAWINGS THAT ARE NOT CLEARLY LABELED "FOR CONSTRUCTION" SHOULD NOT BE USED FOR CONSTRUCTION OR FOR PURCHASING, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE PRINCIPAL OR THE DESIGNATED PROJECT MANAGER.

RECEIVED JUN 16 2022

A.2.2

1943



1890s



PH170 - Collection of Glass Plate Negatives

Photograph of an unidentified family and dog posed in front ...

GPN2204

1890s

Preferred citation Courtesy of the Nantucket Historical Association

Scope and content Photograph of an unidentified family and dog posed in front of the house at 32 North Liberty Street. Many fenced fields visible.
5" x 8"

Hierarchy
[Collection] PH170 - Collection of Glass Plate Negatives
↳ [Item GPN2204] [notitle] 1890s

Subject - name
- North Liberty Street (browse 117 records)

Subject - topical
- Houses (browse 5373 records)
- Unidentified person (browse 970 records)
- Dogs (browse 239 records)

Share:



June 1992



1992

PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1896
June 1992

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Rogerson.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1896] [notitle] June 1992

Acquisitions information
RL2007.21

Ranney, Flint



August 1992



Aug 1992

PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1897

August 1992

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Goldberg.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1897] [notitle] August 1992

Acquisitions information
RL2007.21

Ranney, Flint



Feb 1993



PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1898
February 1993

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Goldberg.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1898] [notitle] February 1993

Acquisitions information
RL2007.21

Ranney, Flint
Gift of H Flint Ranney

Subject - name
- North Liberty Street (browse 117 records)
- Ranney, H. Flint (browse 3993 records)
- Denby Real Estate (browse 3990 records)



March 1994



March 1994

PH12 - H. Flint Ranney Collection

32 North Liberty Street, last name of the owner at the time ...

PH12-1899
March 1994

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Photograph of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 North Liberty Street, last name of the owner at the time was Bowman.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1899] [notitle] March 1994

Acquisitions information
RL2007.21

Ranney, Flint
Gift of H Flint Ranney

Subject - name
- North Liberty Street (browse 117 records)
- Ranney, H. Flint (browse 3993 records)
- Denby Real Estate (browse 3990 records)



June 1992



PH12 - H. Flint Ranney Collection

32 and 34 North Liberty Street, last name of the owner at th...

PH12-1900
June 1992

Creator
- Ranney, H. Flint (browse 4192 records)

Preferred citation
Courtesy of the Nantucket Historical Association

Administrative/biographical history
Images of houses and properties held for sale by Denby Real Estate or other Nantucket real estate agencies, circa 1982-2000. H. Flint Ranney (b. March 26, 1935 - d. December 27, 2012) worked for Denby Real Estate first as a broker and appraiser and later took over the company in 1984. Offices for Denby Real Estate were located on North Water Street. Flint retired in 2007 and turned the business over to his two sons. Flint also served on many island non-profit and public service committees including two terms as President of the Chamber of Commerce, President of the Rotary Club and Nantucket Historical Association.

Scope and content
32 and 34 North Liberty Street, last name of the owner at the time was Rogerson and Lappin.
3.5 x 5 in.

Hierarchy
[Collection] PH12 - H. Flint Ranney Collection
↳ [Item PH12-1900] [notitle] June 1992

Acquisitions information
RL2007.21

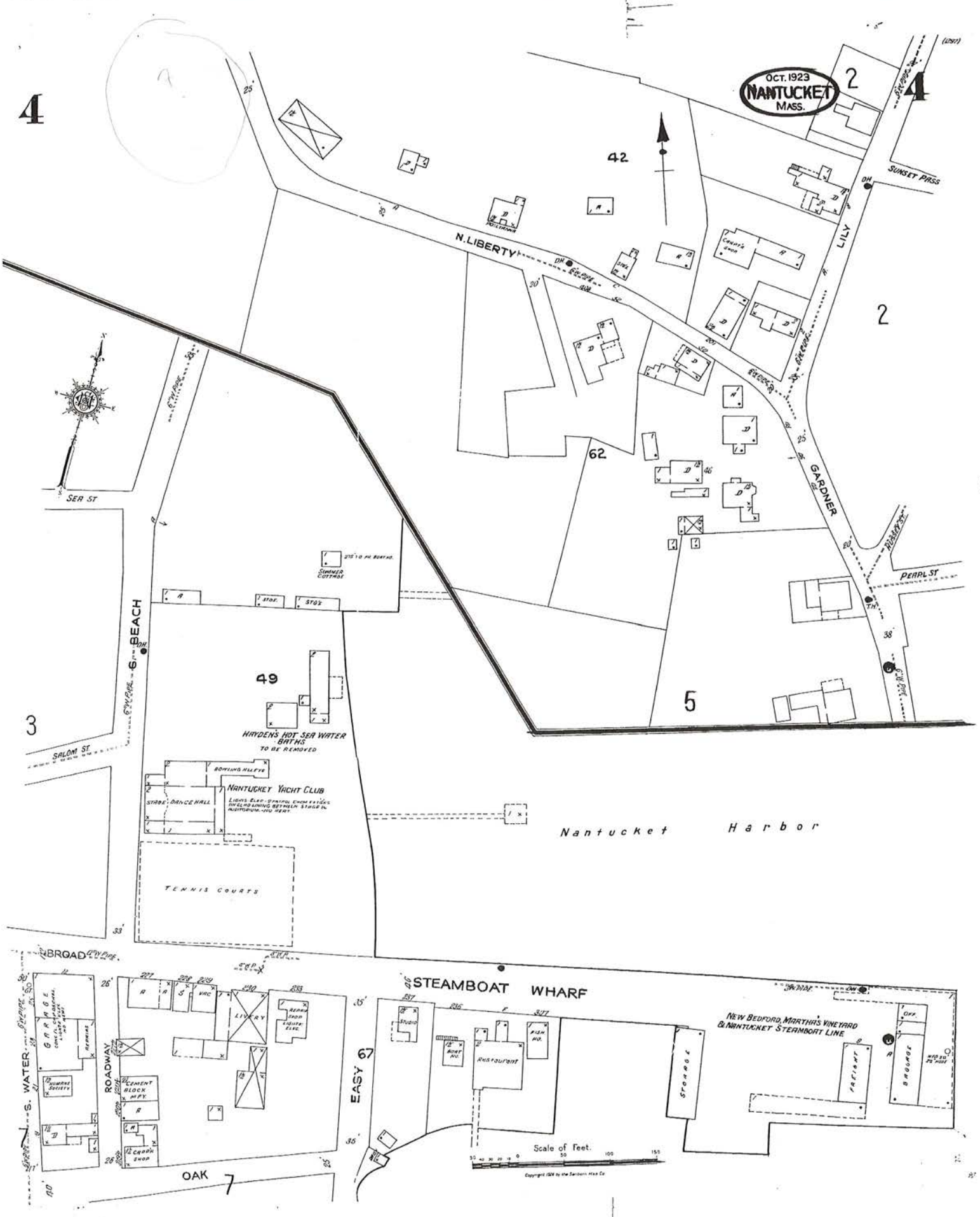
Ranney, Flint
Gift of H Flint Ranney

Subject - name
- North Liberty Street (browse 117 records)
- Ranney, H. Flint (browse 3993 records)
- Denby Real Estate (browse 3990 records)

1923


OCT. 1923
NANTUCKET
MASS.
GROVE LANE
N. LIBERTY
SUNSET PASS
LILY
GARDNER
PEARL ST
BEACH
SEA ST
SALOM ST
BROAD
STEAMBOAT WHARF
NANTUCKET YACHT CLUB
DANCE HALL
TENNIS COURTS
Nantucket Harbor
ROADWAY
EASY
OAK
S. WATER
GARAGE
Rest
FISH HD.
NEW BEDFORD, MARTHA'S VINEYARD & NANTUCKET STEAMBOAT LINE
FREIGHT & BAGGAGE RM.
Scale of Feet.
42
62
49
67
2
3
4
5
7

1923


OCT. 1923
NANTUCKET
MASS.
4
2
42
N. LIBERTY
SUNSET PASS
LILY
GARDNER
PEARL ST
SEA ST
BEACH
SALOM ST
62
49
5
3
HAYDEN'S HOT SEA WATER BATHS
TO BE REMOVED
NANTUCKET YACHT CLUB
BOWLING ALLEYS
STABLE, DANCE HALL
TENNIS COURTS
Nantucket Harbor
BROAD
STEAMBOAT WHARF
S. WATER
ROADWAY
EASY
OAK
67
7
Restaurant
STORAGE
NEW BEDFORD, MARTHA'S VINEYARD & NANTUCKET STEAMBOAT LINE
Scale of Feet.

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind,* prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 79 PARCEL N°. 990

Street & Number of Proposed Work: 44 Skyline Drive

Owner of record: C-Lay Street Development LLC

Mailing Address: Box 3842

Nantucket, MA 02584

Contact Phone #: 508-228-0689 E-mail: structuresunltd@gmail.com

AGENT INFORMATION (if applicable)

Name: Nantucket Structures Unltd

Mailing Address: 20 Greglen Ave

Nantucket, MA 02554

Contact Phone #: 508-228-0689 E-mail: structuresunltd@gmail.com

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed

☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☑ Move Building ~~☐ Demolition~~ ☐ Revisions to previous Cert. No. _____

☐ Pool (Zoning District ____) ☐ Roof ☑ Other Move on House (1200SF) and garage (616SF) from 20 Greglen Ave

Size of Structure or Addition: Length: 40' Sq. Footage 1st floor: ~~1200SF~~ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor

Width: 30' Sq. footage 2nd floor: 1816SF Size: _____ ☐ 1st floor ☐ 2nd floor

Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North Ø South Ø East Ø West Ø

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name:

Original Date:

Original Builder:

REVISIONS* (describe)

1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE DWELLING/GARAGE ON FROM 20 GREGLEN AVENUE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed 8" ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☑ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☑ Asphalt: ☐ 3-Tab ☐ Architectural

☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____

Type: _____

Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____

Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____

☐ Other Existing

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____

B. Treatment ☐ Paint ☑ Natural to weather ☐ Other _____

C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____

Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____

☑ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____

Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

No change

* Note: Complete door and window schedules are required.

COLORS

Sidewall To Weather Clapboard (if applicable) _____ Roof Existing

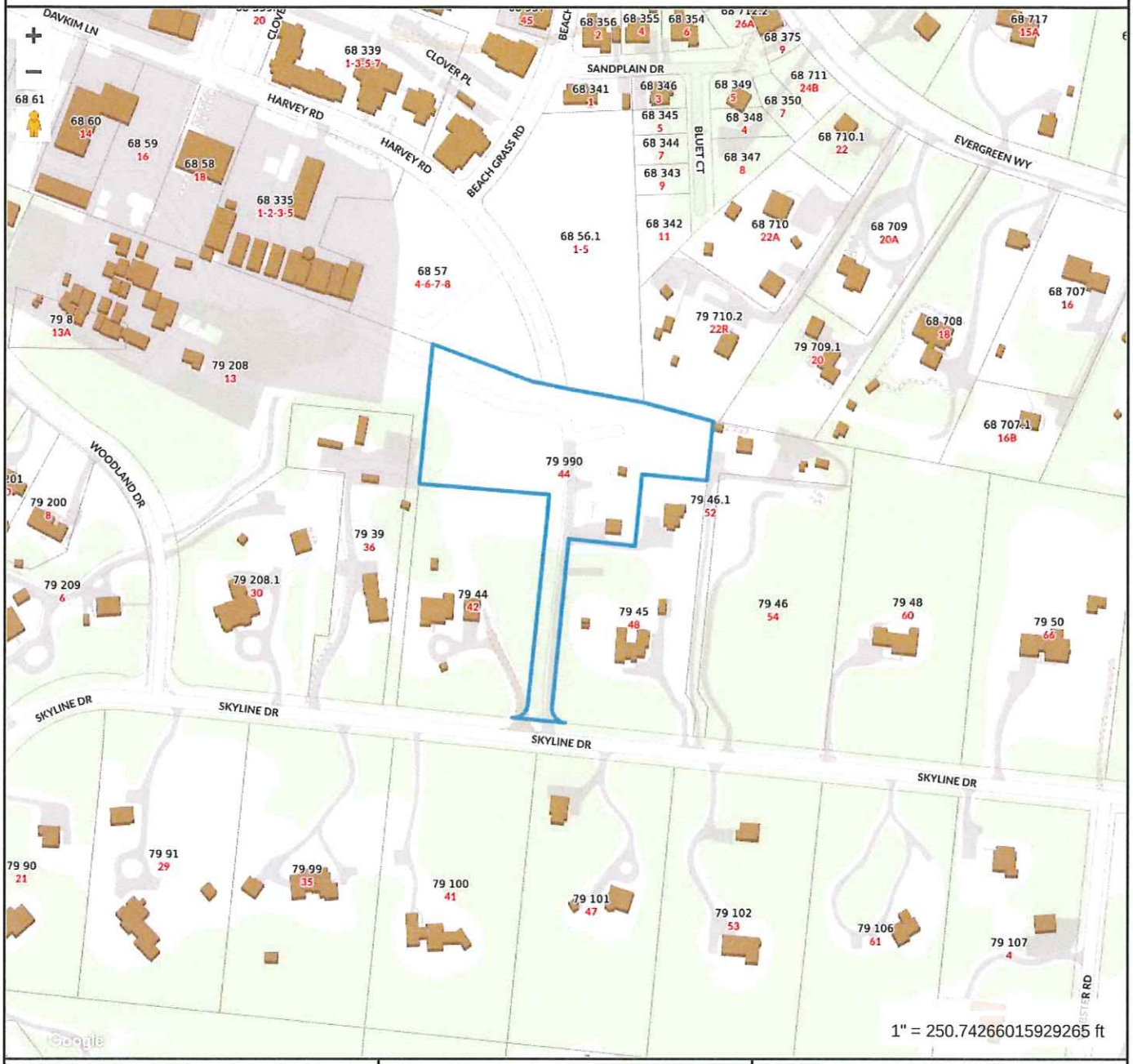
Trim White Sash White Doors Existing

Deck _____ Foundation Gray Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/5/24 Signature of owner of record Nancy L. Drahzal, agent Signed under penalties of perjury



Property Information

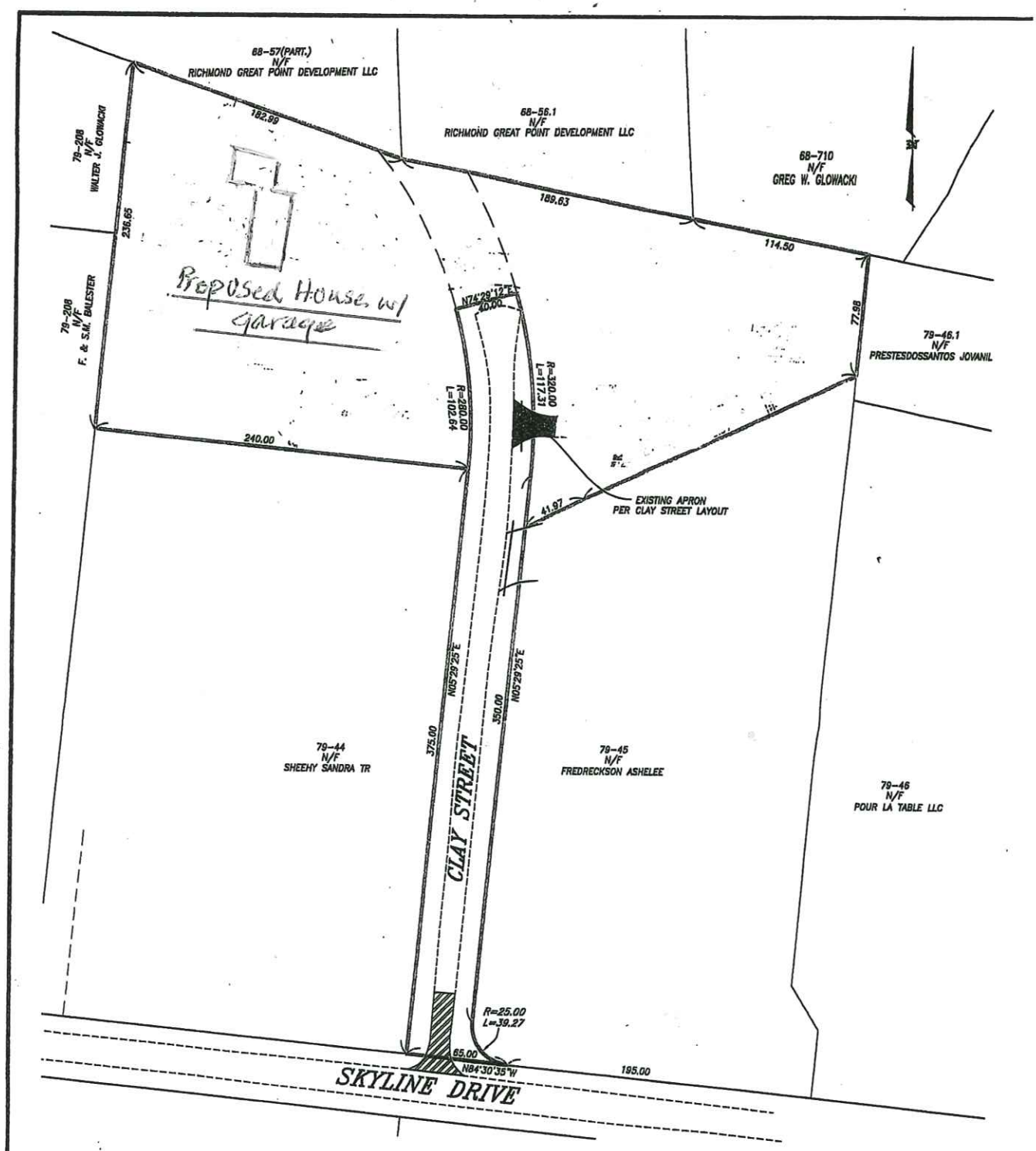
Property ID	190707
Location	44 SKYLINE DR
Owner	CLAY STREET DEVELOPMENT LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



CURRENT ZONING CLASSIFICATION:
Limited Use General 2 (L.U.G.-2)

		EXISTING:
MINIMUM LOT SIZE:	80,000 S.F.	80,892± S.F. LOTS A1 AND A2
MINIMUM FRONTAGE:	150 FT.	SEE PLAN
FRONT YARD SETBACK:	35 FT.	SEE PLAN
REAR/SIDE SETBACK:	15 FT.	SEE PLAN
GROUND COVER %:	4%	SEE PLAN

Edward F. King Jr.

BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.

SCALE: 1"=40' DATE: AUGUST 28, 2023

Owner: . . CLAY STREET DEVELOPMENT, LLC . . . . . .

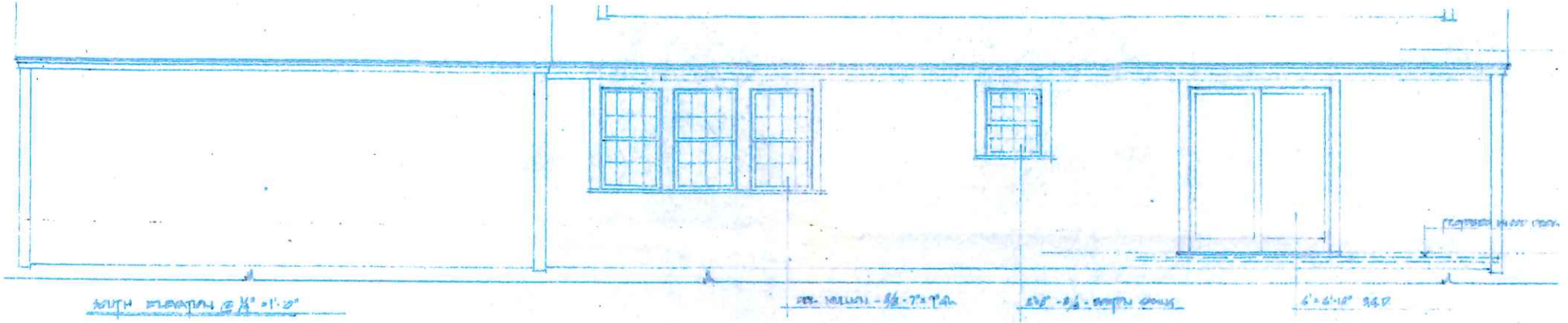
Deed: . . 1840-52 . . Plan: 2017-80; LOTS A1, A2, C1 AND C

Locus: . . . . . 44 SKYLINE DRIVE . . . . . .

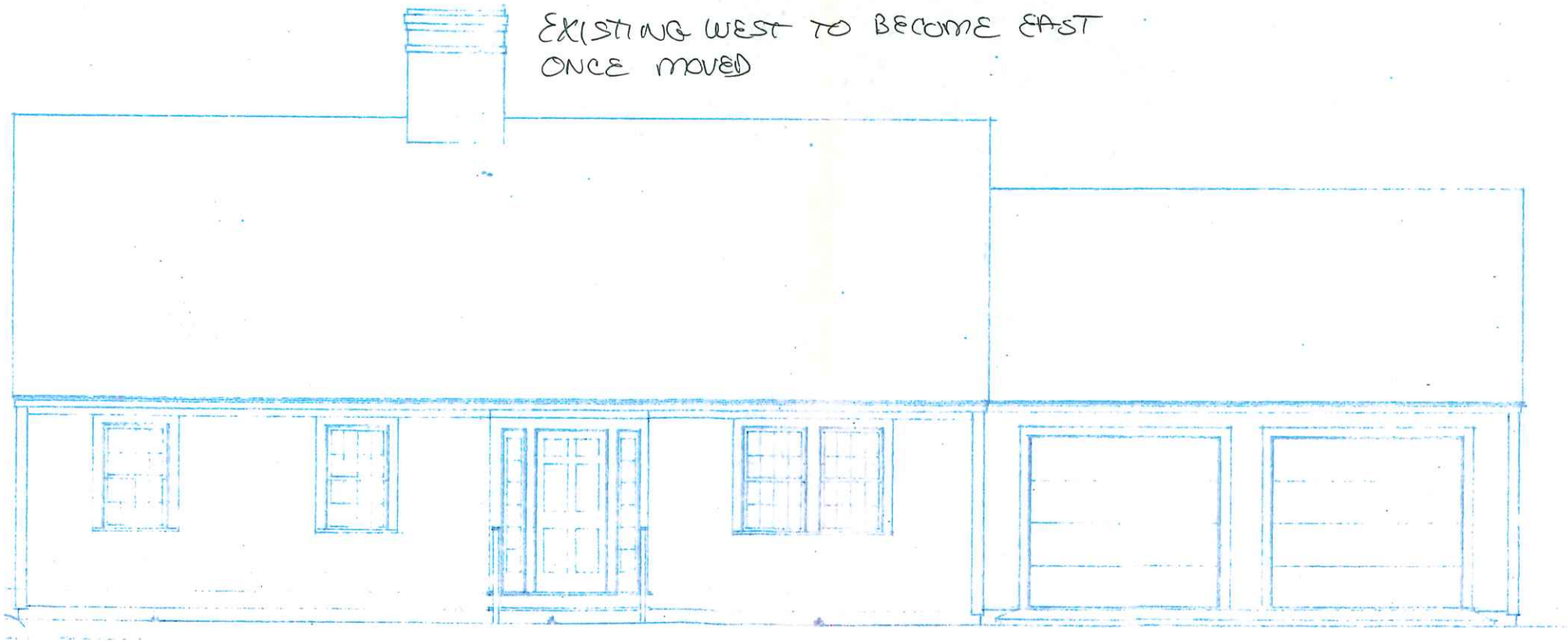
ASSESSOR MAP: . . 79 . . , PARCEL: . 990 . .

ISLAND SURVEYORS, LLC
Professional Land Surveyors
90 OLD SOUTH ROAD
NANTUCKET, MASS. 02554
(508) 228-2720

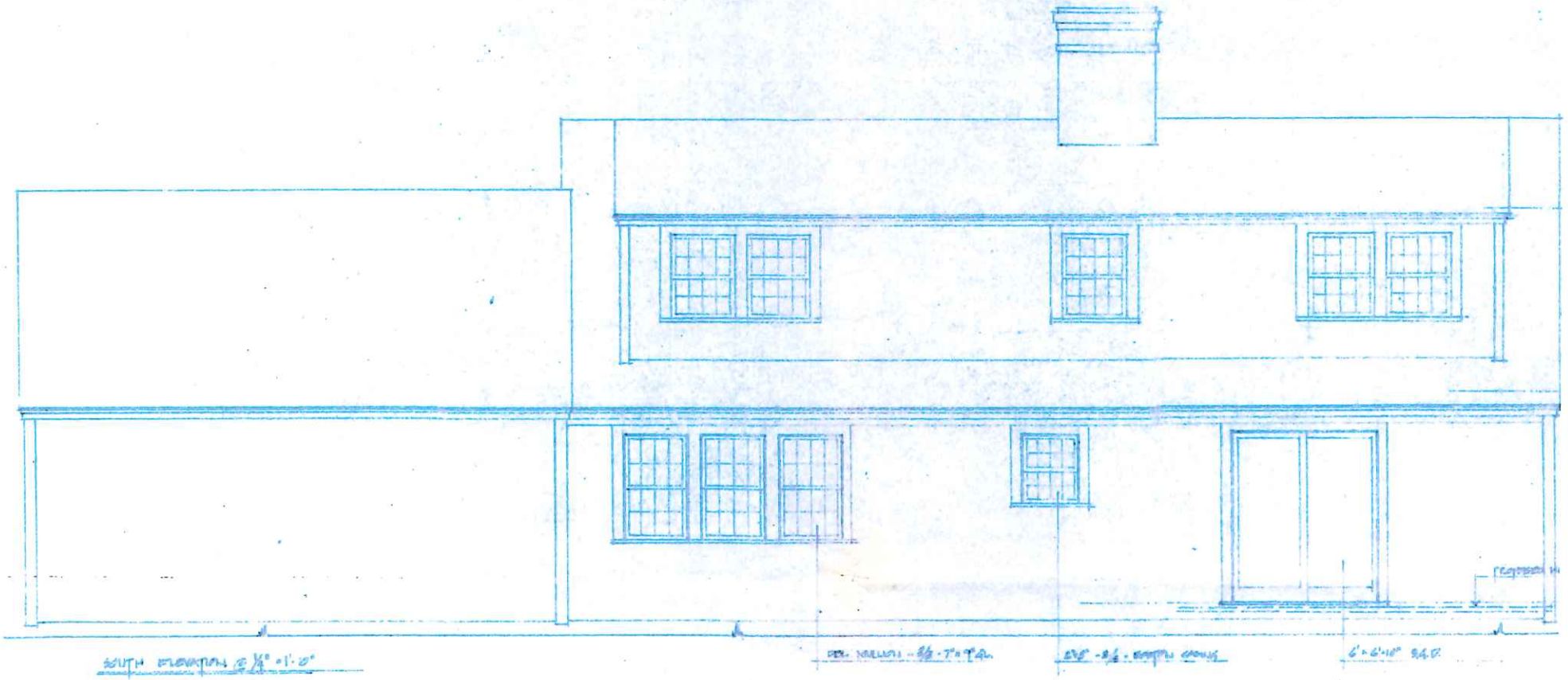
K-1116



EXISTING WEST TO BECOME EAST
ONCE MOVED



EXISTING EAST TO BECOME WEST
ONCE MOVED



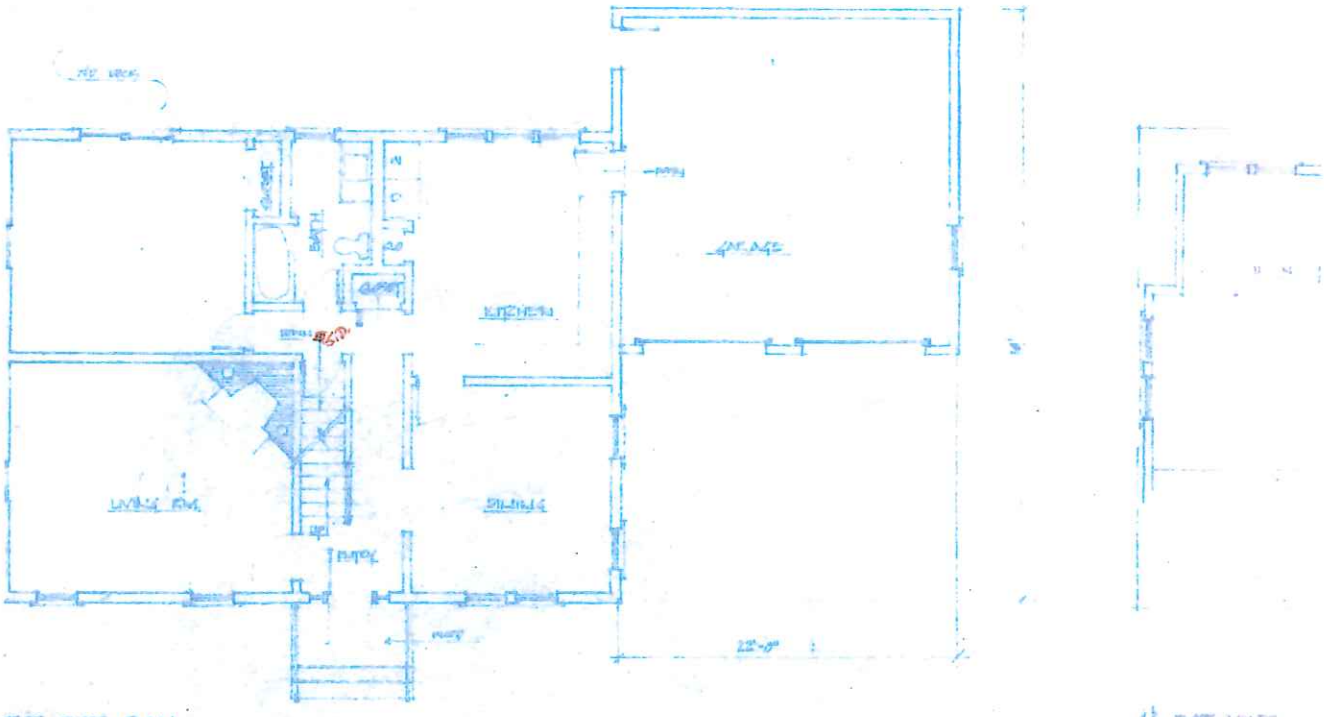
EXISTING SOUTH TO BECOME NORTH ONCE MOVED



ELEVATION

8"×8" - 6/6

7"×9" - 8/8 (TYPICAL 1ST FLOOR)

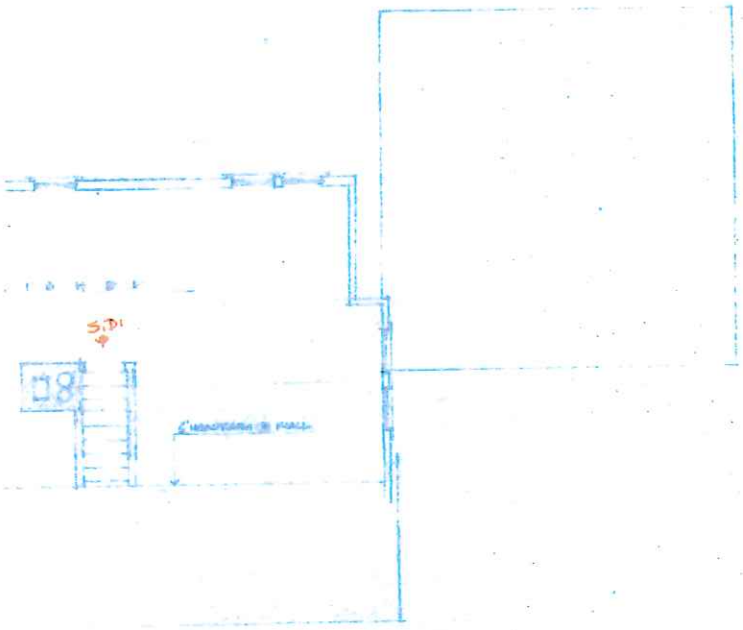


1ST FLOOR PLAN

1/4" = 1'-0"

EXISTING NORTH TO BECOME SOUTH
ONCE MOVED



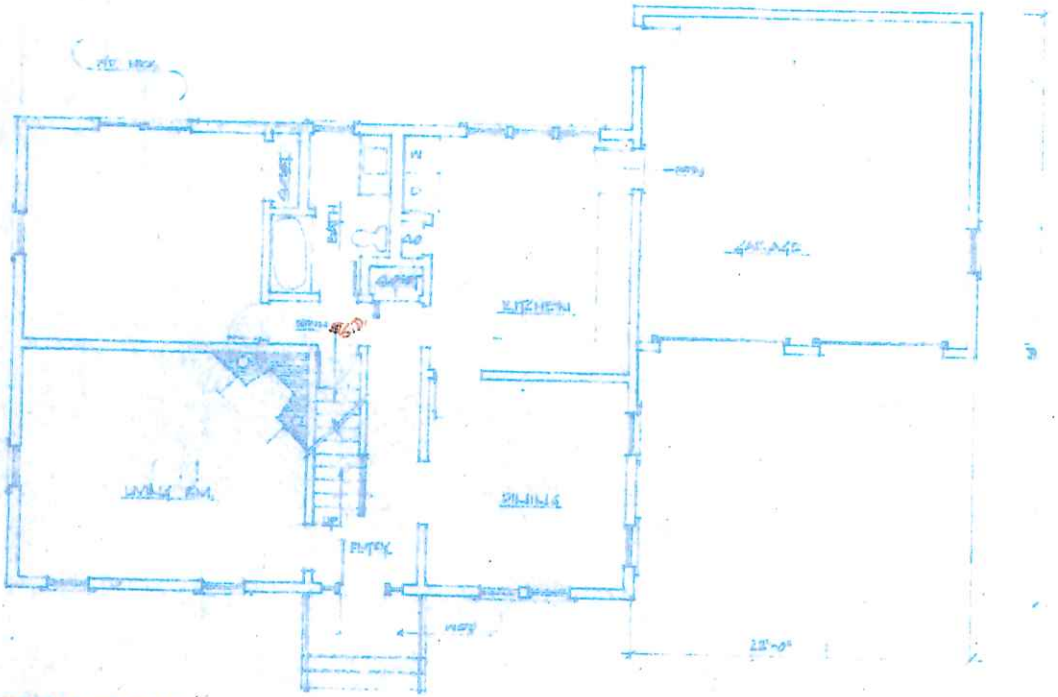


WEST ELEVATION

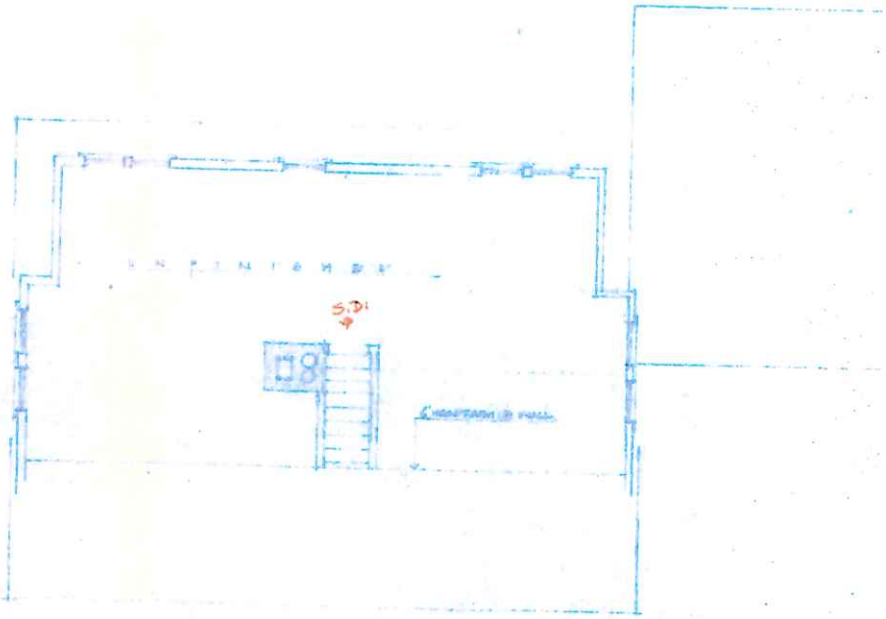
8"×8" -6/6

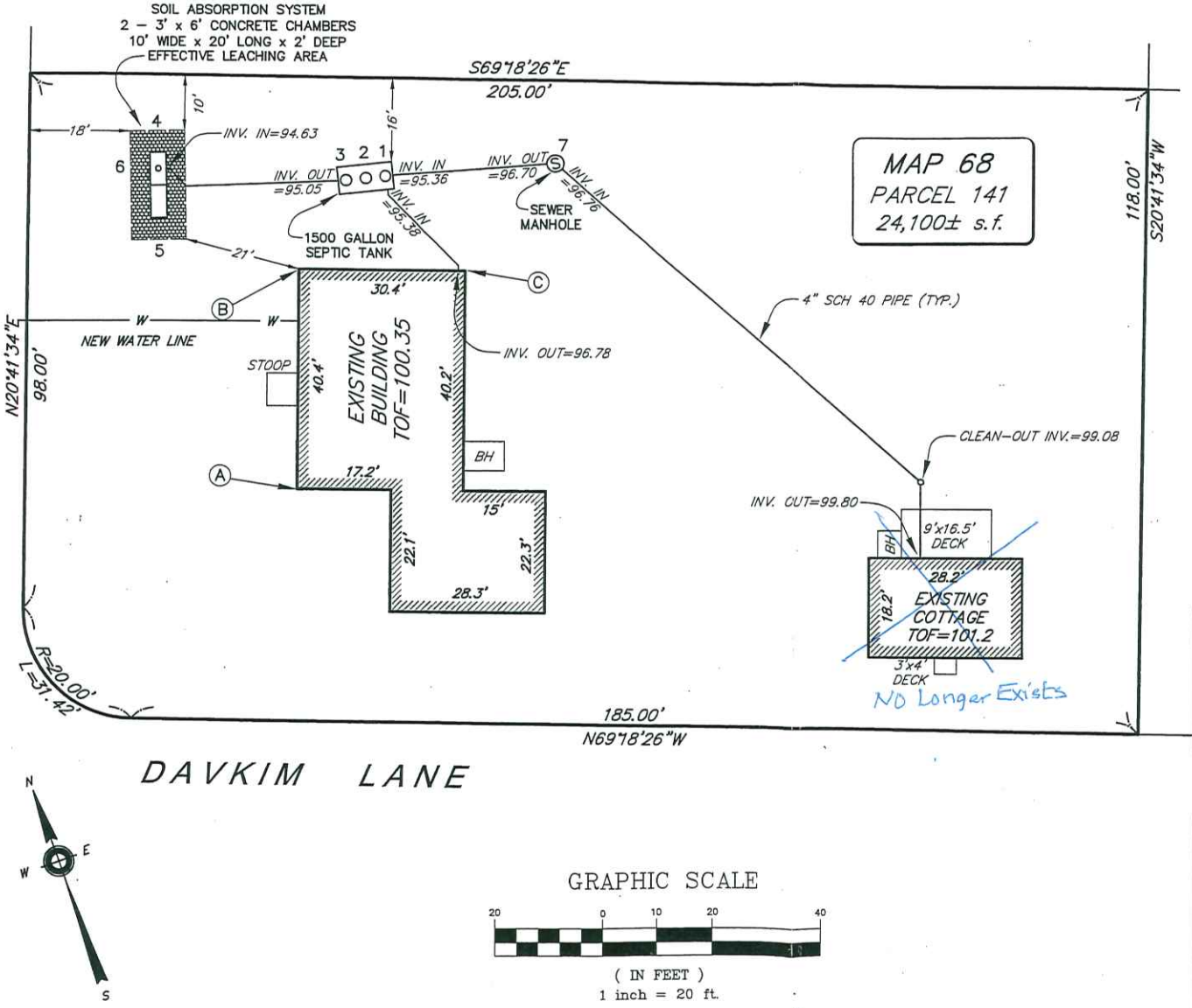
7"×9" - 8/8 (TYPICAL 1ST FLOOR)

EAST ELEVATION



FIRST FLOOR PLAN





SEPTIC SYSTEM
HOUSE "TIES"

	A	B	C	DESCRIPTION
1)	–	23.3'	22.7'	S. TANK INLET LID
2)	–	20.7'	24.9'	S. TANK MIDDLE LID
3)	–	18.5'	27.4'	S. TANK OUTLET LID
4)	66.6'	33.6'	60.4'	CTR. END CONCRETE CHAMBERS
5)	55.6'	27.3'	57.0'	CTR. END CONCRETE CHAMBERS
6)	63.8'	31.7'	59.4'	INSPECTION PORT
7)	–	50.7'	25.6'	SEWER MANHOLE

We certify that this septic system has been constructed in accordance with the terms of the permit and the approved design plan and meets the requirements of the Town and State regulations, as-built.

Donald F. Bracken, Jr. P.E. (DESIGN ENGINEER)

(INSTALLER)

Prepared By:
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting
19 Old South Road, Unit B
P.O. Box 3525
Nantucket, MA 02584 Tel: 508-325-0044

SEPTIC AS-BUILT
IN NANTUCKET, MA

Prepared For:

SHEPLEY WOOD PRODUCTS

#20 GREGLEN AVENUE
MAP 68 PARCEL 141

Date: NOVEMBER 30, 2007		Job No.: 386-01
Drawn By: DLH	Checked By: DFB	Scale: 1" = 20'
Drawing Name: Shepley-SAB.dwg		

386-01

20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 AN

20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

NOTE: It is strongly recommended that the applicant be familiar with the HDC guidelines, *Building with Nantucket in Mind*, prior to submittal of application. Please see other side for submittal requirements. Incomplete applications will not be reviewed by the HDC.

This is a contractual agreement and must be filled out in ink. An application is hereby made for issuance of a Certificate of Appropriateness under Chapter 395 of the Acts and Resolves of Mass., 1970, for proposed work as described herein and on plans, drawings and photographs accompanying this application and made a part hereof by reference.

The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 68 PARCEL N°. 141

Street & Number of Proposed Work: 20 GREGLEN AVE

Owner of record: 20 GREGLEN LLC

Mailing Address: C/O 37 CENTRE STREET
NANTUCKET, MA 02554

Contact Phone #: 508-228-0771 E-mail: STRUCTURES UNLTD@GMAIL.COM

AGENT INFORMATION (if applicable)

Name: LINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☐ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☒ Move Building ☒ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: 1200/616 SF Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: 1975

Original Date:

Original Builder:

REVISIONS* (describe)
1. East Elevation
2. South Elevation
3. West Elevation
4. North Elevation

MOVE OFF DWELLING AND GARAGE (ATTACHED) TO 44 SKYLINE DRIVE

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

*Cloud on drawings and submit photographs of existing elevations.

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

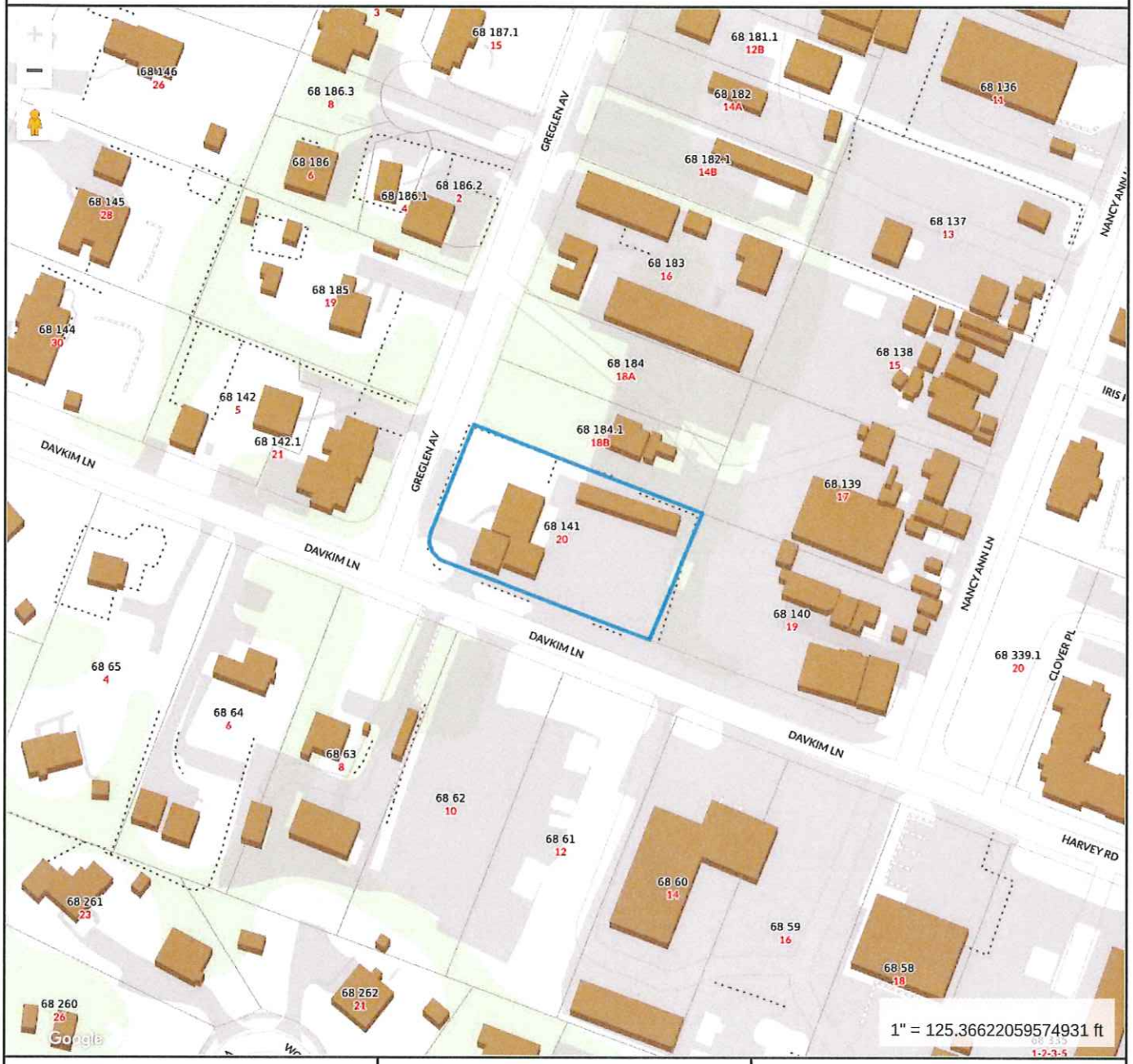
COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

Date 9/10/2024 Signature of owner of record Signed under penalties of perjury



Property Information

Property ID	6101
Location	20 GREGLEN AV
Owner	GLOWACKI KIM

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/04/2024
Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

PLAN:
SCALE: 1" = 30'

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."

COMMONWEALTH OF MASSACHUSETTS
JOHN R. FARREN No. 33590
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

Owner Information

LOCUS: #20 GREGLEN LANE
MAP 68 PARCEL 141

OWNER: KIM GLOWACKI
20 WAYDALE ROAD
P.O. BOX 743
NANTUCKET, MA 02554

DEED REF: CERT #15246 filed as DOC #104112

PLAN REF: LCC #16514-Z

ZONE: RESIDENTIAL COMMERCIAL 2 (RC-2)

Prepared By:
BRACKEN ENGINEERING, INC.
Engineering - Surveying
Environmental Permitting
19 Old South Road, Unit B
P.O. Box 3525
Nantucket, MA 02584 Tel: 508-325-0044

AS-BUILT PLAN
IN NANTUCKET, MA

Prepared For:

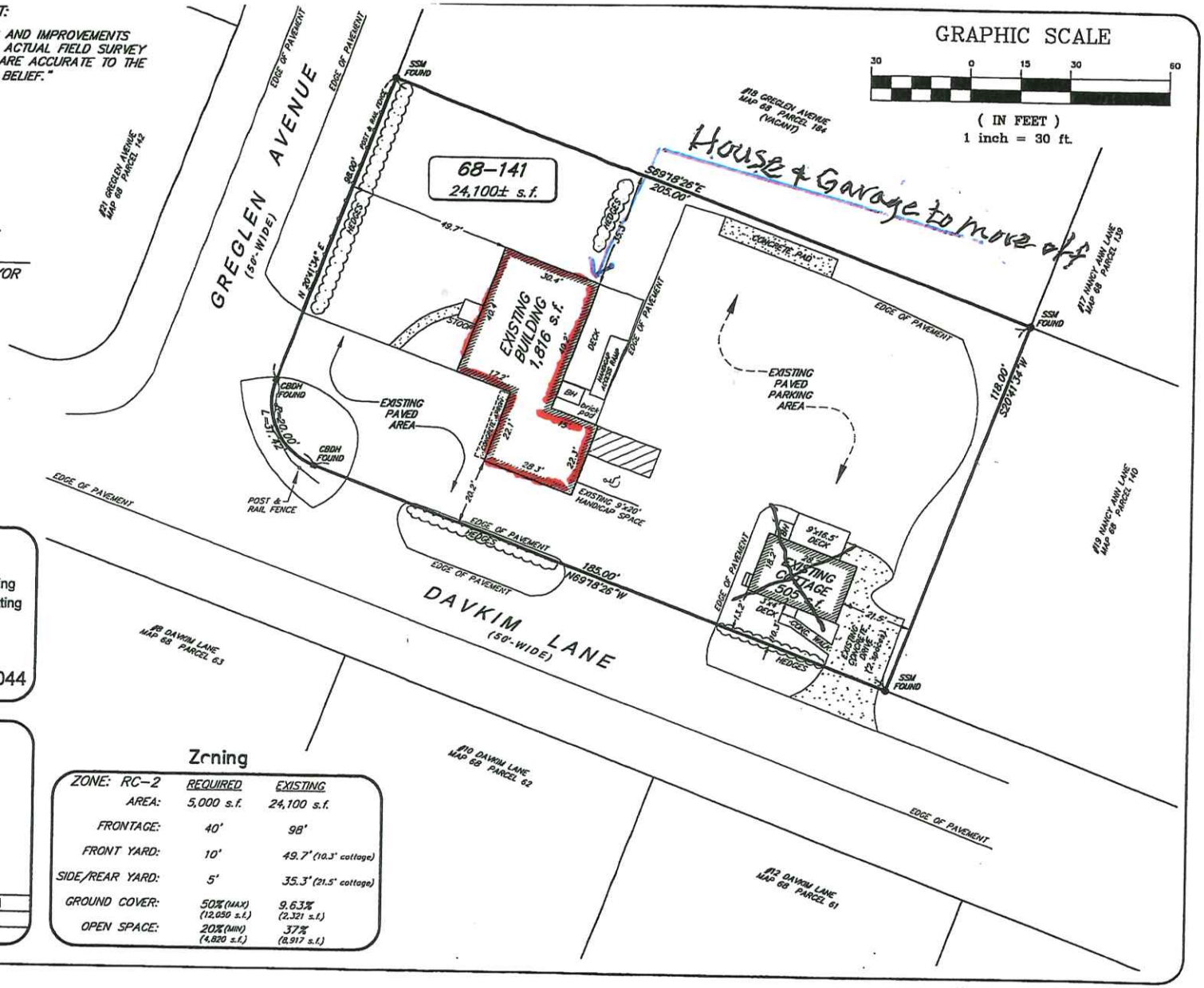
SHEPLEY WOOD PRODUCTS

20 GREGLEN AVENUE
MAP 68 PARCEL 141

Date: JULY 22, 2008	Job No.: 386-01
Drawn By: DLH / Checked By: DFB	Scale: 1" = 30'
Drawing Name: Shepley-As-Built-7-21-08.dwg	

Zoning

ZONE: RC-2	REQUIRED	EXISTING
AREA:	5,000 s.f.	24,100 s.f.
FRONTAGE:	40'	98'
FRONT YARD:	10'	49.7' (10.3' cottage)
SIDE/REAR YARD:	5'	35.3' (21.5' cottage)
GROUND COVER:	50% (MAX) (12,050 s.f.)	9.63% (2,321 s.f.)
OPEN SPACE:	20% (MIN) (4,820 s.f.)	37% (8,917 s.f.)



20 GREGLEN AV

Location	20 GREGLEN AV	**Mblu**	68/ / 141/ /
Acct#	00006101	**Owner**	GLOWACKI KIM
Assessment	$1,564,300	**PID**	6101
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$813,500	$750,800	$1,564,300

Owner of Record

Owner	GLOWACKI KIM	**Sale Price**	$800,000
Co-Owner		**Certificate**	
Address	20 GREGLEN AVE NANTUCKET, MA 02554	**Book & Page**	C0020904/0
		Sale Date	09/30/2003
		Instrument	1A

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
GLOWACKI KIM	$800,000		C0020904/0	1A	09/30/2003
GLOWACKI DAVID & ELLEN TRS	$0		C0015/0246	99	04/16/1992
GLOWACKI DAVID D & ELLEN	$0		C0010/0353		12/01/1982

Building Information

Building 1 : Section 1

Year Built:	1975
Living Area:	2,408
Replacement Cost:	$946,839
Building Percent Good:	85
Replacement Cost Less Depreciation:	$804,800

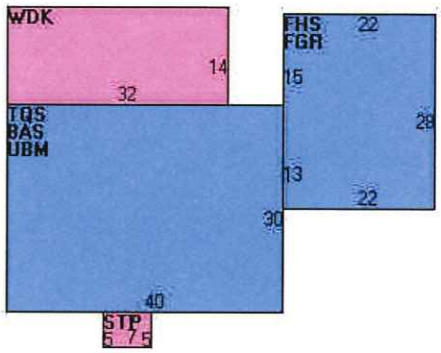
Building Attributes	
Field	**Description**

Building Photo



Style:	Office Bldg
Model	Commercial
Grade	Average +10
Stories:	1.75
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	Clapboard
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Use:	OFFICE BLD M94
Total Rooms	
Total Bedrms	5
Total Baths	3
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	

Building Layout



(https://images.vgsi.com/photos/NantucketMAPhotos//Sketches/6101_708(

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,200	1,200
TQS	Three Quarter Story	1,200	900
FHS	Half Story, Finished	616	308
FGR	Garage, Finished	616	0
UBM	Basement, Unfinished	1,200	0
WDK	Deck, Wood	483	0
		5,315	2,408

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1.00 UNITS	$8,700	1

Land

Land Use

Use Code	3400
Description	OFFICE BLD M94
Zone	CTEC

Land Line Valuation

Size (Acres)	0.56
Frontage	0
Depth	0

Neighborhood	B48	**Assessed Value**	$750,800
Alt Land Appr Category	No		

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2024	$813,500	$750,800	$1,564,300
2023	$772,100	$747,600	$1,519,700
2022	$736,400	$598,100	$1,334,500
2021	$736,400	$598,100	$1,334,500
2020	$671,600	$598,100	$1,269,700

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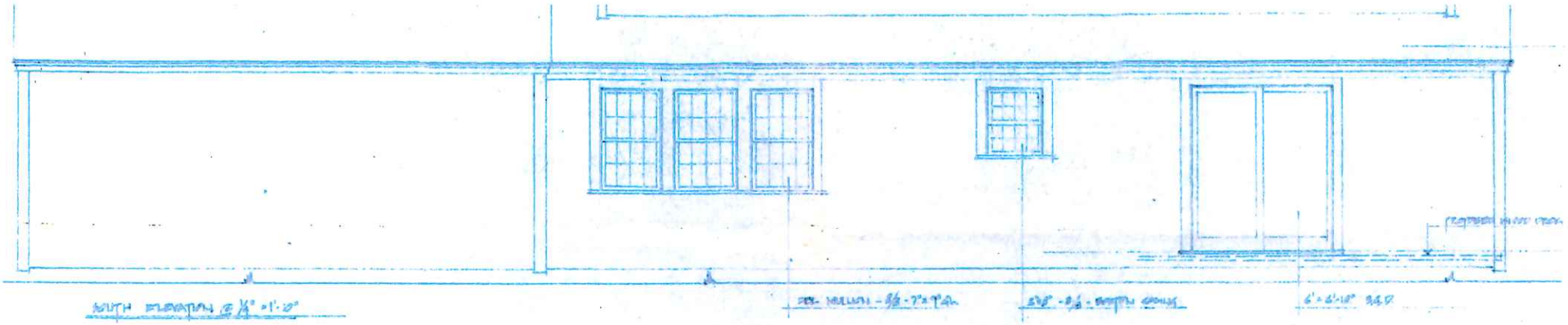
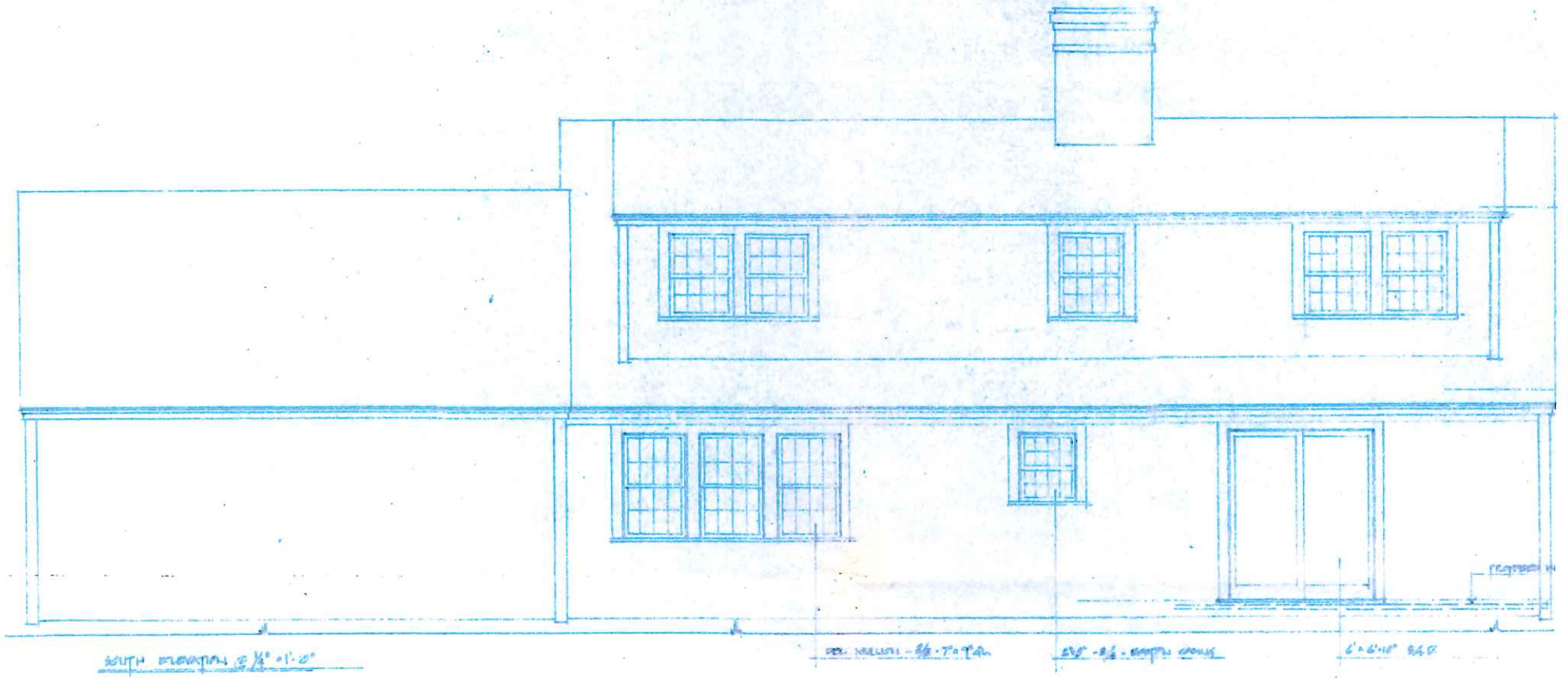


EXISTING WEST TO BECOME EAST
ONCE MOVED



EXISTING EAST TO BECOME WEST
ONCE MOVED



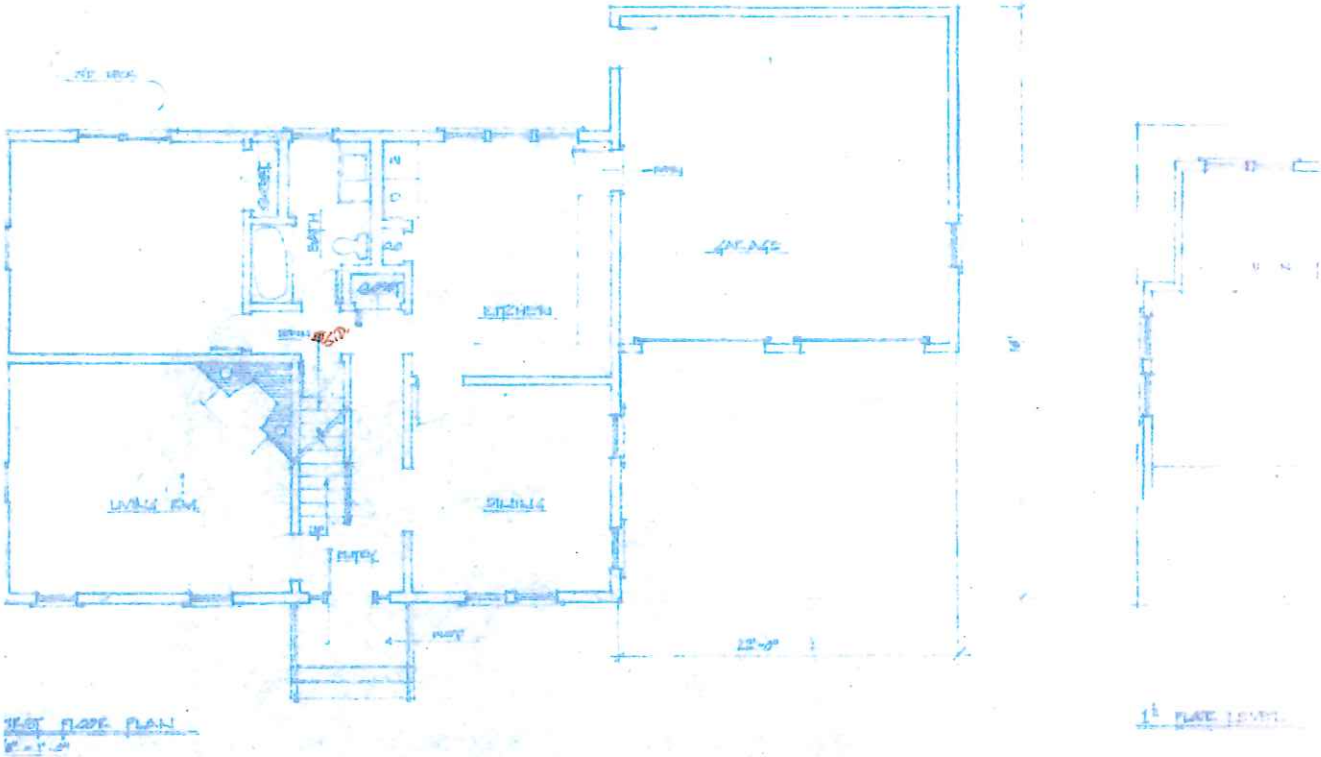
EXISTING SOUTH TO BECOME NORTH ONCE MOVED



ELEVATION

8"x8" -6/6

7"x9" -8/8 (TYPICAL 1ST FLOOR)



1ST FLOOR PLAN

1ST FLOOR LEVEL

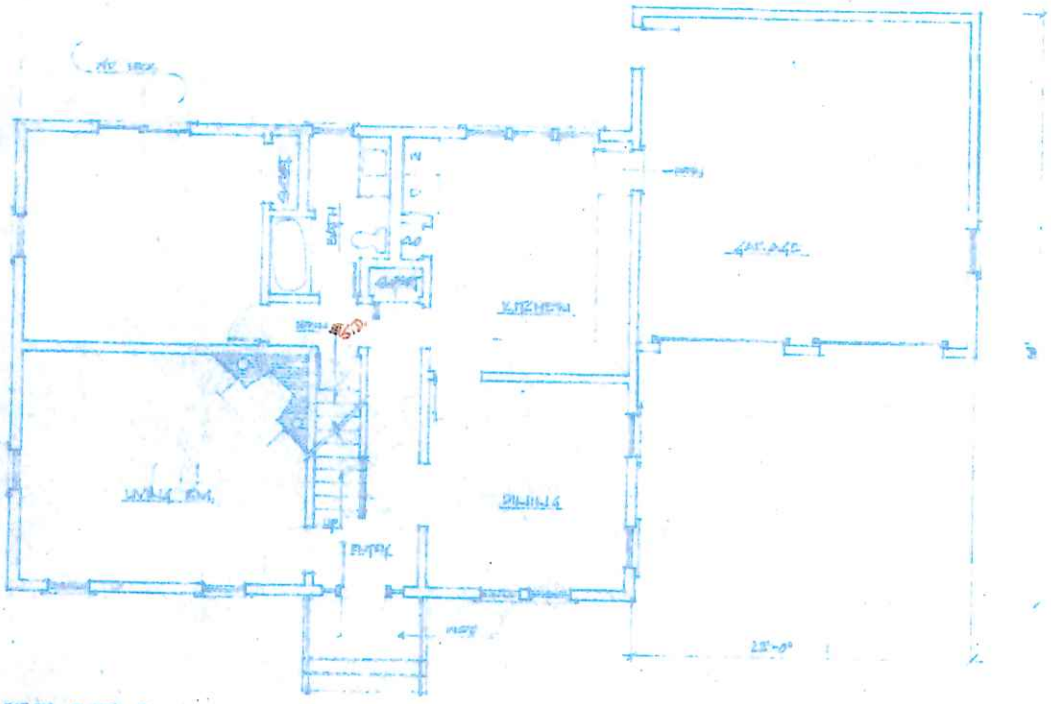
EXISTING NORTH TO BECOME SOUTH
ONCE MOVED



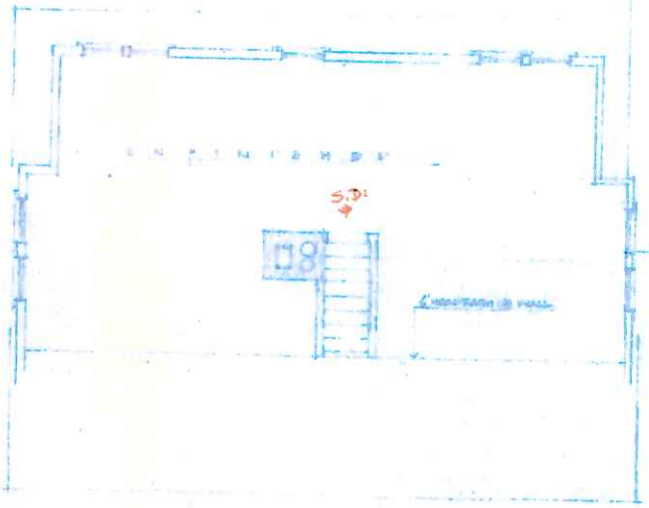
WEST ELEVATION

8"×8" -6/6 7"×9" - 8/8 (TYPICAL 1ST FLOOR)

EAST ELEVATION



FIRST FLOOR PLAN



20 GREGLEN AVENUE – MOVE OFF TO 44 SKYLINE DRIVE

WEST ELEVATION TO BECOME EAST ELEVATION ONCE MOVED









SOUTH ELEVATION TO BECOME NORTH ELEVATION ONCE MOVED





EAST ELEVATION TO BECOME WEST ELEVATION ONCE MOVED



NORTH ELEVATION TO BECOME SOUTH ELEVATION ONCE MOVED




MS 7304 AM

CERTIFICATE NO: _____ DATE ISSUED: _____

Application to the HISTORIC DISTRICT COMMISSION, Nantucket, Massachusetts, for a

CERTIFICATE OF APPROPRIATENESS

for structural work.

All blanks must be filled in using BLUE OR BLACK INK (no pencil) or marked N/A.

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The certificate is valid for three years from date of issuance. No structure may differ from the approved application. Violation may impede issuance of Certificate of Occupancy.

PROPERTY DESCRIPTION

TAX MAP N°: 42.4.2 PARCEL N°. 61

Street & Number of Proposed Work: 15 BROAD STREET

Owner of record: NANTUCKET HISTORICAL ASSN

Mailing Address: PO BOX 1016
NANTUCKET, MA 02554

Contact Phone #: 508-228-1894 E-mail: ERJDD@NHA.ORG

AGENT INFORMATION (if applicable)

Name: CLARINDA WILLIAMS

Mailing Address: PO BOX 1446
NANTUCKET, MA 02554

Contact Phone #: 508-221-0432 E-mail: CZARINALINDA@COMCAST.NET

FOR OFFICE USE ONLY

Date application received: _____ Fee Paid: $ _____

Must be acted on by: _____

Extended to: _____

Approved: _____ Disapproved: _____

Chairman: _____

Member: _____

Member: _____

Member: _____

Member: _____

Notes - Comments - Restrictions - Conditions

DESCRIPTION OF WORK TO BE PERFORMED

See reverse for required documentation.

☐ New Dwelling ☐ Addition ☐ Garage ☐ Driveway/Apron ☐ Commercial ☒ Historical Renovation ☐ Deck/Patio ☐ Steps ☐ Shed
☐ Color Change ☐ Fence ☐ Gate ☐ Hardscaping ☐ Move Building ☐ Demolition ☐ Revisions to previous Cert. No. _____
☐ Pool (Zoning District ____) ☐ Roof ☐ Other _____

Size of Structure or Addition: Length: _____ Sq. Footage 1st floor: _____ Decks/Patio: Size: _____ ☐ 1st floor ☐ 2nd floor
Width: _____ Sq. footage 2nd floor: _____ Size: _____ ☐ 1st floor ☐ 2nd floor
Sq. footage 3rd floor: _____

Difference between existing grade and proposed finish grade: North _____ South _____ East _____ West _____

Height of ridge above final finish grade: North _____ South _____ East _____ West _____

Additional Remarks

Historic Name: AFTER 1846 FIRE (describe)

Original Date:

Original Builder:

Is there an HDC survey form for this building attached? ☐ Yes ☐ N/A

REVISIONS*

1. East Elevation - REMOVE 2 UPPER WINDOWS - REBRICK OVER
2. South Elevation
3. West Elevation
4. North Elevation - REPAIR + REPOINT BRICK WALL - REMOVE CONCRETE REPAIR

*Cloud on drawings and submit photographs of existing elevations?

DETAIL OF WORK TO BE PERFORMED

Foundation: Height Exposed _____ ☐ Block ☐ Block Parged ☐ Brick (type) _____ ☐ Poured Concrete ☐ Piers

Masonry Chimney: ☐ Block Parged ☐ Brick (type) _____ ☐ Other _____

Roof Pitch: Main Mass _____/12_____ Secondary Mass _____/12_____ Dormer _____/12_____ Other _____

Roofing material: ☐ Asphalt: ☐ 3-Tab ☐ Architectural
☐ Wood (Type: Red Cedar, White Cedar, Shakes, etc.) _____

Fence: Height: _____
Type: _____
Length: _____

Skylights (flat only): Manufacturer _____ Rough Opening _____ Size _____ Location _____
Manufacturer _____ Rough Opening _____ Size _____ Location _____

Gutters: ☐ Wood ☐ Aluminum ☐ Copper ☐ Leaders (material) _____

Leaders (material and size): _____

Sidewall: ☐ White cedar shingles _____ ☐ Clapboard (exposure: _____ inches) Front ☐ _____ Side ☐ _____
☐ Other _____

Trim: A. Wood ☐ Pine ☐ Redwood ☐ Cedar ☐ Other _____
B. Treatment ☐ Paint ☐ Natural to weather ☐ Other _____
C. Dimensions: Fascia _____ Rake _____ Soffit (Overhang) _____ Corner boards _____ Frieze _____
Window Casing _____ Door Frame _____ Columns/Posts: Round _____ Square _____

Windows*: ☐ Double Hung ☐ Casement ☐ All Wood ☐ Other _____
☐ True Divided Lights(muntins), single pane ☐ SDL's (Simulated Divided Lights) Manufacturer _____

Doors* (type and material): ☐ TDL ☐ SDL Front _____ Rear _____ Side _____
Garage Door(s): Type _____ Material _____

Hardscape materials: Driveways _____ Walkways _____ Walls _____

* Note: Complete door and window schedules are required.

COLORS

Sidewall _____ Clapboard (if applicable) _____ Roof _____
Trim _____ Sash _____ Doors _____
Deck _____ Foundation _____ Fence _____ Shutters _____

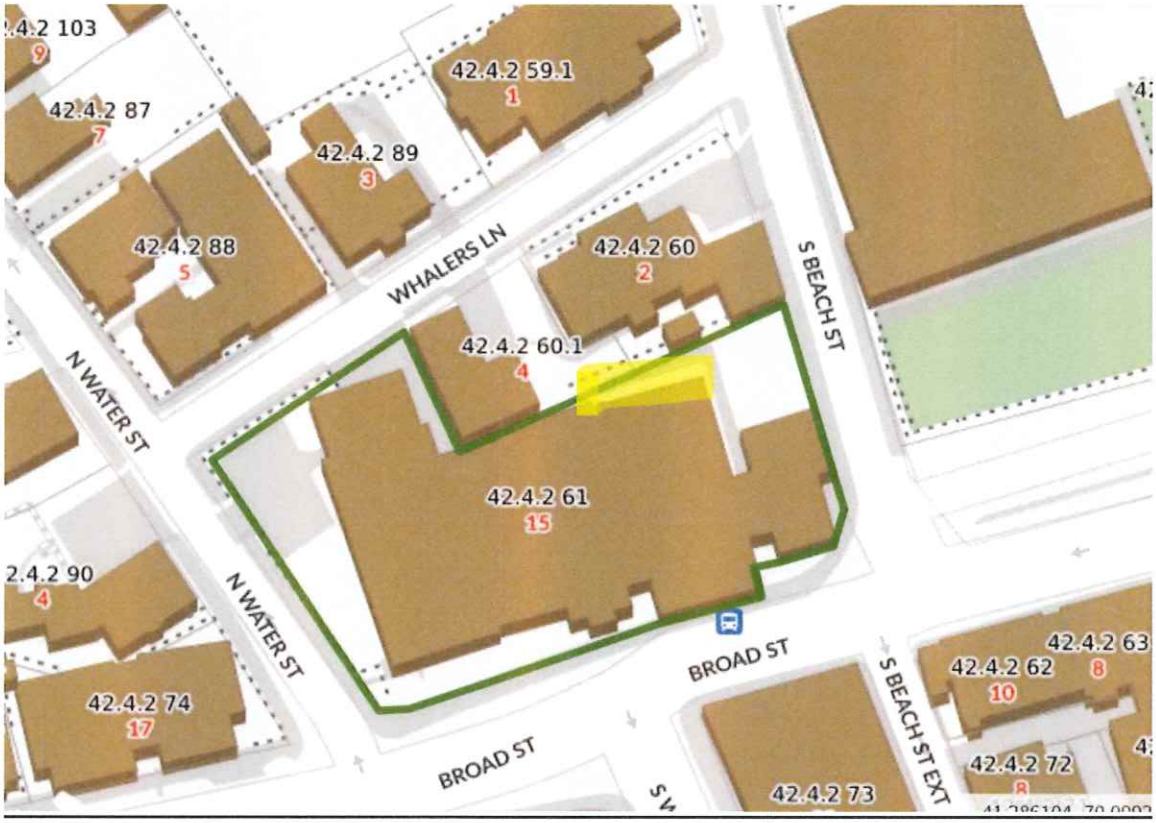
* Attach manufacturer's color samples if color is not from HDC approval list.

I hereby authorize the agent named above to act on my behalf to make changes in the specifications or the plans contained in this application in order to bring the application into compliance with the HDC guidelines. I hereby agree to abide by and comply with the terms and conditions of this application. I hereby agree that the submission of any revisions to this application will initiate a new sixty-day review period.

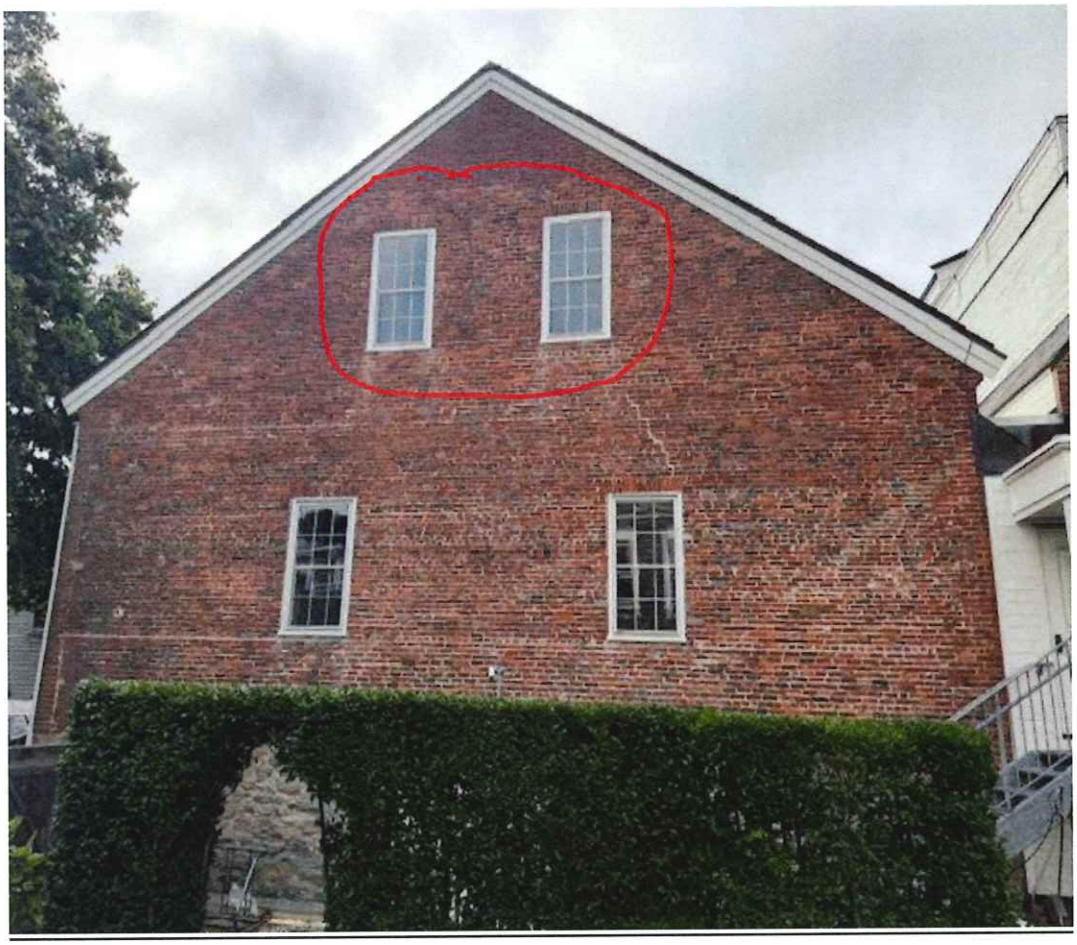
Date 9/9/2024 Signature of owner of record _____ Signed under penalties of perjury

15 BROAD STREET – CANDLE FACTORY

REMOVAL OF THE TWO UPPER STORY WINDOWS AND REBRICKING OVER THE OPENINGS AND REPAIR AND REPOINTING OF THE BRICK/REMOVAL OF CONCRETE GROUTING







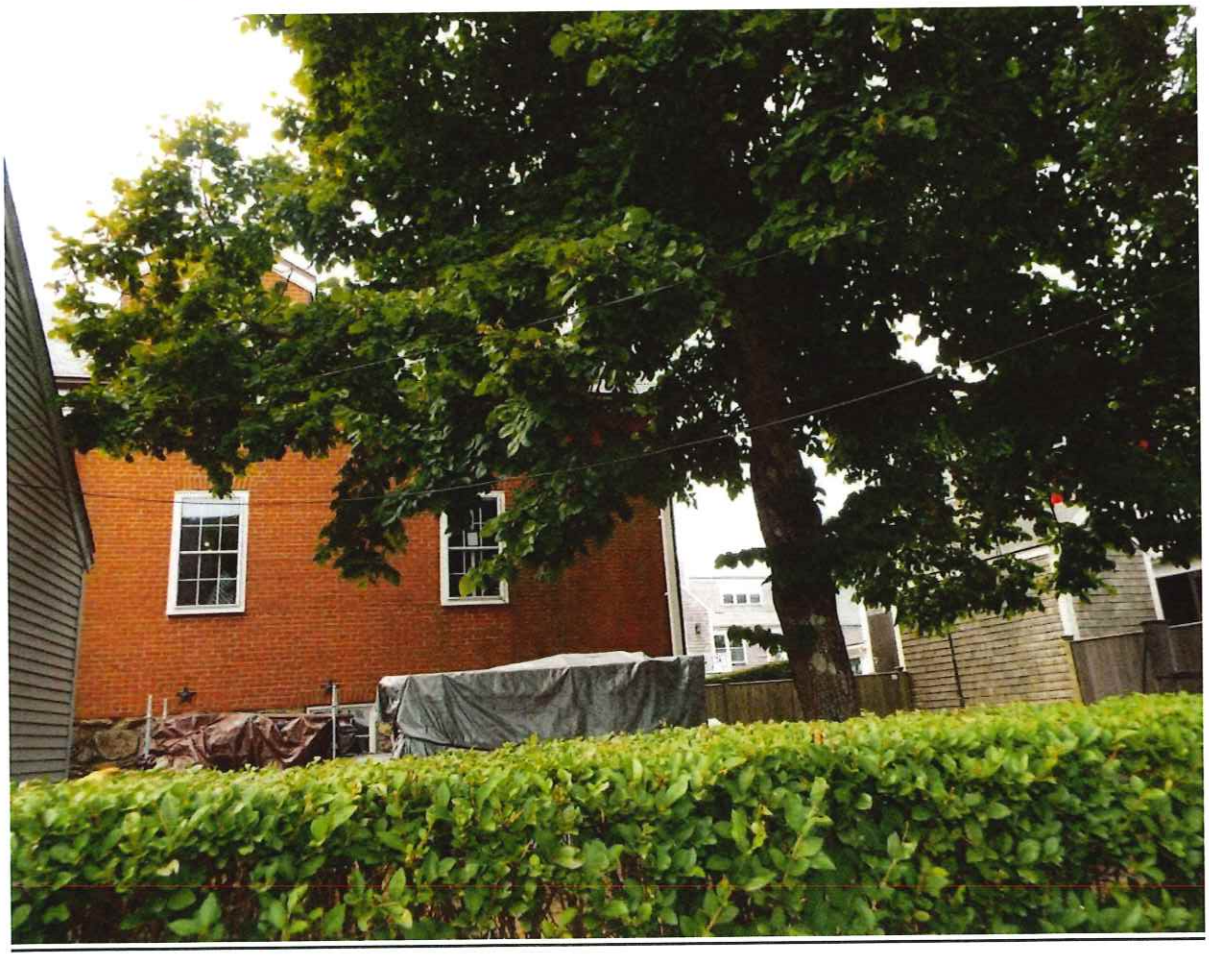






FROM SOUTH BEACH STREET





FROM WHALERS LANE



EVIDENCE OF CONCRETE USED TO REPAIR THE NORTH WALL







RIGHT WINDOW



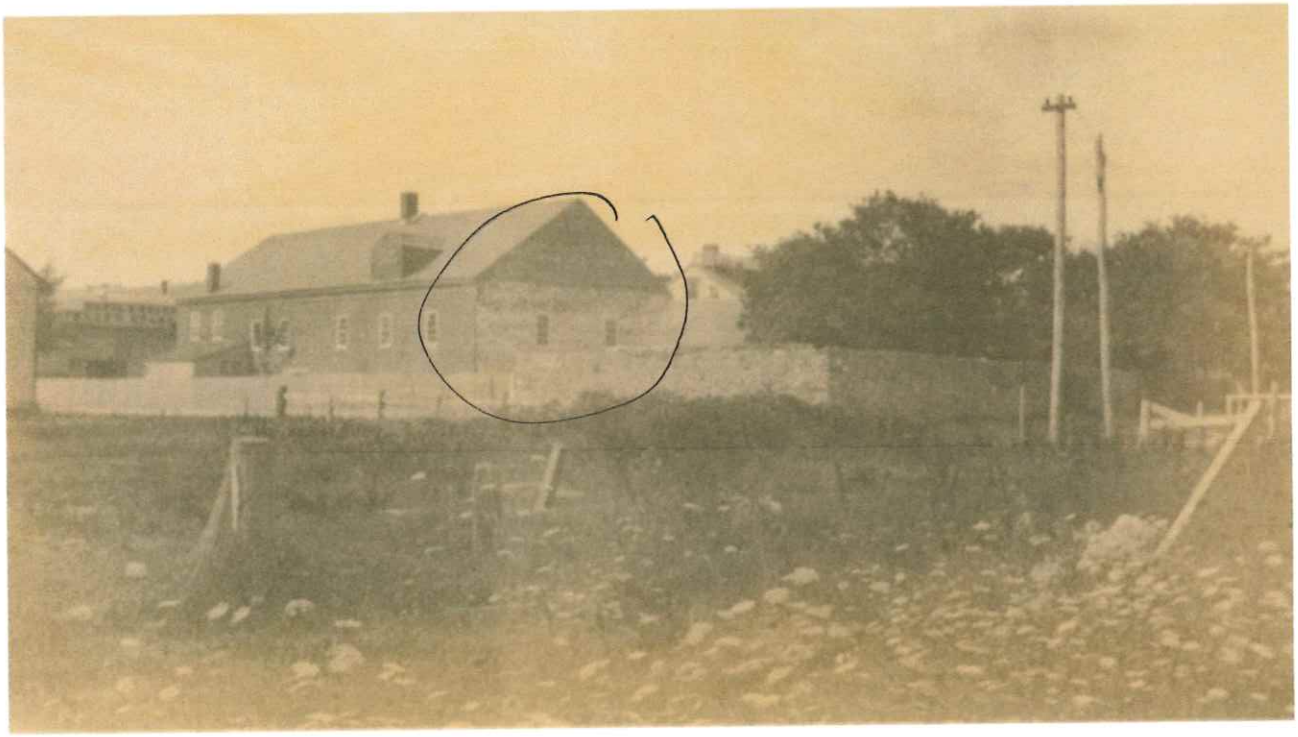
LEFT WINDOW



EAST WALL REPAIR – 2000



The Hadwen and Barney Oil and Candle Factory has been the flagship property of the Nantucket Historical Association since the organization acquired the building in 1929. Rapidly constructed after the great fire in 1847, the building served as whale oil and candle factory, storage, and, briefly after that an antiques shop before the NHA's acquisition. Often referred to as "Nantucket's living room" for its central location in downtown and near the wharves, the Candle Factory served as the main exhibition space for artifacts and multi-media displays depicting Nantucket's history of whaling and associated industries. Today the Candle Factory shares this role with the 2005 Whaling Museum addition to its west.



Candle Factory from the Northeast ca. 1880. Note, there were no upper story windows and remains of a whitewash on the lower section of the north elevation. No window was present in northern dormer on the east elevation, and wall to the north some of which remains to this day.

Numerous modifications have been made to both the interior and exterior of the Candle Factory structure over the years, some more sensitive to the historic materials and structure than others.

The last major intervention took place in 2005 when the central portion of the Whaling Museum complex was completed, replacing the whale skeleton room and True Hall. Today the Whaling Museum complex refers to, from west to east, the Peter Foulger Administrative Offices constructed in (1971), the Whaling Museum (2005), the Candle Factory (1847), and the Discovery Center (1984). The addition of the new Whaling Museum in 2005 covered most of the west elevation of the original Candle Factory building. It also involved major renovation of the 1847 building, including HVAC ducting, a new sprinkler system, and reconfiguration of the flooring system and exhibit space and some structural modifications. Finally, in 2022, the NHA added a new insulated slate roof to the Candle Factory, just as the original structure had in 1847.

During the summer of 2023 the NHA working with the Historic Preservation Program at the University of Pennsylvania (UPenn), the International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM) based in Rome, Italy, and Integrated Conservation Resources, Inc. (ICR) conducted an 8-week program with 7 young professionals to, among other things evaluate the conditions of each of the NHA's properties. As a result of this work the team identified a number of priorities, the highest of which is the north wall of the Hadwen and Barney Candle Factory.

The original construction method of the north wall consists of a stone foundation which varies in thickness from 20-30 inches, the brick wall section from the first floor to the second floor is 12 inches thick (3 wythes), and steps back at the eave line to 8 inches (2 wythes) thick. Second floor joists bear on the stone foundation wall and there is the possibility that third floor joists originally rested on the set back from three wythes to two wythes. This is a typical period construction detail and can be seen on other similar structures built in Nantucket at about the same time. This detail can be seen on the south elevation of the Candle Factory and both the north and south elevations of the Thomas Macy Warehouse also constructed in 1847 of the same materials right after the great fire. There is the possibility that a section of floor was originally constructed on the North elevation of the Candle factory which would have provided structural support for the large masonry expanse. There is also the possibility that the floor may have been removed to accommodate the two beam presses which were constructed adjacent to the North wall or that a floor or truss to support the north wall may never have been built.

On the north elevation the three wythe section from stone foundation to the eave line shows header rows roughly eight courses apart (the pattern is not uniform). The two wythe section is similarly configured, however the headers in this portion of the wall make up its total thickness.

Over the years, numerous documented and undocumented alterations, repairs, and treatments have been made to this wall, those observed are:

- Removal or never constructed floor or truss at the second-floor setback in the brick wall. This has decreased the overall strength of the wall. This lack of support has led to the current bowing and cracking of the north wall.
- Opening of two windows in the upper gable section of the north wall which has also decreased the overall strength of the wall.
- Repair campaigns over time with incompatible materials that has accelerated the decay of the original brick, stone and mortar used to construct the wall. This has also led to the current instability.
- Repointing on both the interior and exterior with dense, incompatible high strength cement that has led to the erosion of historic brick and mortar and resulted in weakening of the wall.
- Brick replacement with aesthetically and physically inappropriate brick.
- Cement based patch repairs in areas of brick loss that has accelerated the decay of surrounding brickwork.
- Crack repairs by filling with dense high strength cement without repair of the sources of the crack itself.

As a result of these preliminary observations made during the summer of 2023, the NHA has been working closely with Integrated Conservation Resources, Inc. (Architectural Conservators), and Old Structures Engineering (Structural Engineers who specialize in the design of stabilization programs for historic structures), to carry out a rapid initial review of the North Wall. This review focused on the structural condition of the overall wall and the condition of the historic materials that make up the wall.

Structural Evaluation by OSE

At the completion of their site visit Old Structures Engineering submitted the following letter dated September 1, 2023.

OLD STRUCTURES

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September 1, 2023

Niles Parker
Nantucket Historical Association
15 Broad Street
Nantucket, Massachusetts 02554

Re: Hadwen & Barney Oil and Candle Factory
13 Broad Street, Nantucket, Massachusetts

Dear Mr. Parker:
The following is a summary of my observations during our site visit on August 28, as well as our analysis and discussion since then. In short: the north wall of the building will require repair and some form of strengthening, but the damage is not so severe that it is currently unsafe under normal conditions.

General Description

The factory is an 1848 industrial building, nominally three stories high and 42 by 91 feet in plan. It was converted to museum use in 1930 and has been renovated since, most recently approximately twenty years ago. The front (south) end of the building faces Broad Street; there are modern buildings to the east and west, and the rear faces an open yard. The rear (north) facade was the focus of my investigation.

The lowest floor is technically a basement, since it is partially below grade. This floor and the first floor above are exhibit and support spaces for the Whaling Museum. There is only a small portion of second floor, at the south end of the building.

The exterior walls of the building are masonry, rubble stone at the basement level and brick above. The roof is supported by of heavy-timber gable trusses, with the lower chords of the trusses at the eave level, which is the top of the east and west walls. Most of the other interior structure consists of modern alterations, largely supported by laminated-wood beams and steel posts. The north wall is attached to roof purlins, to the modern first-floor structure, and to the concrete slab on grade at the basement. Exterior grade on the north side varies but is slightly higher than the basement floor.

The north wall is a constant 40 feet wide up to the roof eave, roughly 20 feet above grade, and then narrows to a peak, following the gable roof slopes. The rubble masonry is 20 inches thick at the basement; the brick above is 12 inches thick at the first floor and 8 inches thick at the second floor. There is one north-wall masonry opening at the basement level, consisting of a centered double door. There are two windows at the first floor, on either side of the basement door, and there are two windows at the second

floor, above the sides of the basement door. The door and lower windows are, to my knowledge, original; the upper windows are a later alteration.

Conditions Noted

The north wall is in noticeably worse condition than the south (front) facade or the exposed portions of the side walls. The damage consist of materials deterioration, cracking, and movement.

- Materials deterioration consists of bricks that have spalled faces or are otherwise disaggregating, and loose or missing mortar.
- There are two main groups of cracks: in the center, running between the second- and first-floor windows and between the first floor windows and grade; and along the east edge of the north wall, vertically near the east wall and diagonally parallel to the east slope of roof.
- The center portion of the wall - the roughly square area below the second-floor windows, between the first-floor windows, and above the door - has moved northward several inches. The adjacent portions of wall have moved as well, to lesser degrees.

Conclusions and Recommendations

The north wall is, by modern standards, inadequately braced against wind load. In particular, there are limited load paths for wind load on the center area to be distributed to grade, to the roof, or to the east and west walls. The crack patterns and the movement are both evidence of an active problem. In buildings of this era, there is ordinarily some form of floor at the second floor level that would serve to brace the gable-end walls. It is not clear if this building never had a second floor area adjacent to the north wall or if it was removed during the museum conversion in 1930.

Per the Massachusetts building code (780 CMR: Massachusetts Amendments To The International Building Code 2015) section 102.6, the existing building can be kept as is (i.e., does not need to be brought up to the standards of the current code) but per section 101.2, repairs are governed by current code. Current code requires analysis for wind loading that, per the analysis, the north wall cannot carry. In general, the north wall has performed, including during high-wind storms, with relatively small amounts of damage, so my suggestion is that repairs focus on addressing the small-scale problems of material deterioration and cracking and on providing better load paths for wind load in the center area.

In addition to generally improving the strength of the wall with the small-scale repairs, options for permanently improving the wind resistance include:

1. providing bracing at the second floor level by creating an area of second floor between the north wall and the northernmost roof truss,
2. providing bracing at the second floor level with a truss or other open framing,
3. and providing bracing so that it can span vertically between the roof and the first floor, by installing vertically-oriented beams on the inside face of the wall,
4. strengthening the masonry (for example, by installing reinforcing in the mortar joints) and providing better load paths by infilling the two second-floor windows.

As there is no immediate danger, the building can continue to be occupied. However, it is not clear that the north wall will perform properly at code levels of wind load. My recommendation is that the building and the adjacent north yard be closed to occupancy any time that the expected wind loads exceed 74 mph, which is a hurricane-force wind.

If you have any questions or I can be of further assistance, please contact me.

Sincerely,



Donald Friedman, PE

Material Evaluation

The brick which makes up both the interior and exterior of the north wall is a secondary porous brick typical of the period of construction. The original mortar used to set this brick was lime based, and therefore also porous. The goal at the time of construction was to use a mortar more porous than the brick so the mortar would be the sacrificial element within the wall. This material compatibility was understood and resulted with a structure that could stand up to exposure to the environment. This method of construction also required maintenance and based on the method of construction described above, the vast majority of the maintenance would be the repointing of mortar joints not replacement of brick, the first being much easier and more cost effective.

With the use of higher strength and denser mortar made with cement, over time this relationship was reversed. Today numerous interior and exterior brick on the north wall are in a severe state of accelerated decay and the original lime mortar encapsulated by the dense cement mortar has lost its binding strength. This current accelerated state of decay is also increased by the thinness of the masonry wall and the low humidity levels which are sustained within the exhibit space.

The poor condition of the wall in combination with the structural instability of the overall wall make this project a high priority for the NHA.

Old Structures Engineering and Integrated Conservation Resources, Inc. has developed the following plan to move forward.

Between now and the time the repair is implemented the NHA will not occupy the building whenever windspeed is 74 mph or higher (see OSE letter). The team will design materials and methods between now and the time the restoration and stabilization of the wall begins in March of 2024. The following is the sequence of proposed work for which the NHA is submitting this grant application:

Old Structures Engineering, Integrated Conservation Resources, Inc., and the Nantucket Historical Association agree with all points made in the letter above and have agreed to move forward with option 4 on page 3 of 3, which includes general improvements to the overall strength of the wall by carrying out interior and exterior masonry repairs, and "strengthening the masonry by installing reinforcing in the mortar joints and by providing better load paths by infilling the two second-floor windows.

The following is a bullet point list of tasks required to carry out this scope of work:

- OSE and ICR finalize details, sequence, and materials and methods for stabilization and conservation for the North wall.
- File drawings and specifications for local approvals and permits.
- Erect scaffolding and protection on the interior and exterior of the north wall.
- Install temporary shoring where required.
- Remove pervious incompatible repointing and repair campaigns
- Stabilize all brick wall cracks by removing damaged and undamaged brick on either side of the crack through the complete width of the wall and replace with sound bricks laid in lime-based mortars.
- Stabilize all cracks in stonework by removing previous repairs, injecting structural grout into the space and caping the crack with an aesthetically and physically compatible patch material.
- Repoint 100% of the interior and exterior brickwork with compatible lime-based mortar.
- Close the two upper story windows with replication brick to match the surrounding original brick wall sections.

- Remove all damaged and incompatible brick and replace with replication brickwork that matches the physical and aesthetic characteristics of the original historic brick.
- Install reinforcing into the mortar joints of every other bed joint on both the interior and exterior of the north wall.
- Remove scaffolding.
- Demobilize

Cost Estimate